

Board of Trustees - Regular Meeting
04/14/2020 7:30 PM Meeting #2020-06

1. Roll Call

Village President: Dr. Sandra Bury

Village Trustees: Paul Mallo, William R. Stalker, Alex G. Olejniczak, Tim Desmond, Thomas E. Phelan, Terry Vorderer

2. Pledge of Allegiance

3. Public Comments

4. Conflict of Interest Disclosure

5. Request to approve the Oak Lawn Baseball and Softball Parade for June 14, 2020

6. Approval of Meeting Minutes: Regular meeting minutes #2020-05 dated March 10, 2020

7. New Business by the Village Trustees

8. Village Manager's Report

A General Village Matters

9. Consent Agenda: All items on the Consent Agenda are routine and have been brought forward at the direction of the Board of Trustees and will be enacted with one motion. If discussion is desired, that item will be removed from the Consent Agenda and considered separately.

A Request to approve the Zoning & Planning Commission referral to approve a plat of vacation for a portion of 105th Street, (5-0-1 vote to approve), Pet. #2020-2, School District 218, Petitioner; in District 5 (Requested by Interim Acting Village Manager)

B Ordinance #20-06-15: An ordinance approving a plat of vacation for a portion of 105th Street (School District 218, Petitioner) (Requested by Interim Acting Village Manager)

C Ordinance #20-06-16: An ordinance setting the time and date for a public hearing to consider the amended redevelopment plan and project for the Patriot Station TIF Redevelopment Project Area and convening a joint review board in connection therewith (Requested by Interim Acting Village Manager)

- D Approval of Engagement Letter from RSM US LLP regarding completion of the 2019 audit (Requested by Interim Acting Village Manager)

- 10. Request to approve the Zoning & Planning Commission referral granting a special use permit for a restaurant at 9600 South Pulaski Road, (8-0 vote to approve), Pet. #2020-1, 96th and Pulaski, LLC, Petitioner; in District 4 (Requested by Interim Acting Village Manager)

- 11. Ordinance #20-06-17: An ordinance granting a special use permit for a restaurant at 9600 South Pulaski Road (96th and Pulaski, LLC, Petitioner) (Requested by Interim Acting Village Manager)

- 12. Village Clerk's Report
 - A Disb. Res. #2020-06D: Approval of semi-monthly disbursements dated March 24, 2020

 - B Disb. Res. #2020-07D: Approval of semi-monthly disbursements dated April 14, 2020

 - C General Village Matters

- 13. Village President's Report
 - A General Village Matters

- 14. Executive Session #2020-03: for the purpose of discussing 1) information regarding the appointment, employment, compensation, discipline, performance or dismissal of a specific employee or employees of the Village

- 15. Adjournment



THE VILLAGE OF
OAK LAWN

VILLAGE OF OAK LAWN
Board of Trustees Meeting
AGENDA ITEM SUBMISSION SHEET

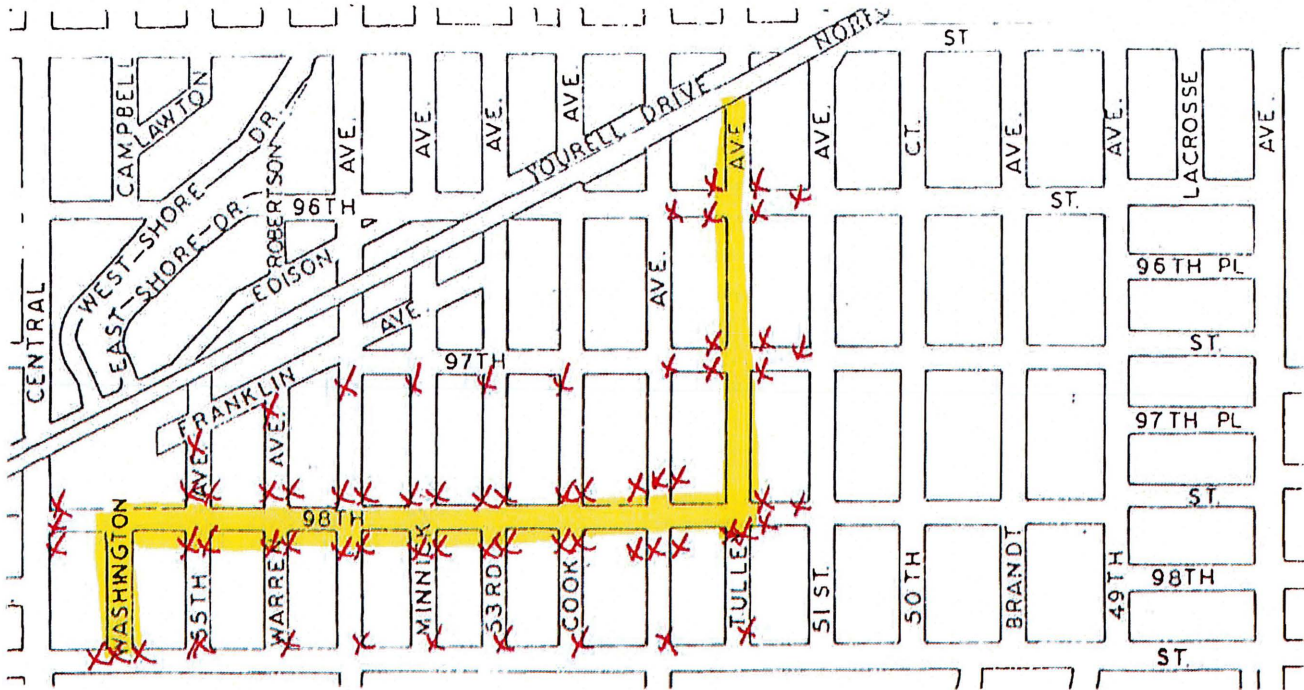
Meeting Date: 04-14-20 Agenda Item Number: XXXXXXXXXXXX
Department: Executive Office Staff Contact: Randy Palmer
(Clerk's Office will insert)
Staff Contact email/phone number: (708) 499-7723 wpalmer@oaklawn-il.gov

SUMMARY: Oak Lawn Baseball would like the Board of Trustees approval for their annual parade on June 14, 2020.

BACKGROUND: _____

RECOMMENDATION: _____

75 BARRICADES



**UAK LAWN BASEBALL
PARADE ROUTE**

2020

PARADE STARTS 11:00 AM

the Board of Trustees to hold a Town Hall Meeting and let the public know what is going on and show transparency regarding the red light cameras. Alexandra also wanted to know why on agenda Item 11. the Village was waiving the bid process. She also said the Village has to work on their PR.

Alexandra Phillips Burke stated she has corresponded with President Bury and they went back and forth on agreeing where to meet.

Village President Bury said she offered to meet with Alexandra several times and Alexandra canceled. Alexandra wanted to meet President Bury at a coffee shop.

Alexandra Phillips Burke stated that she canceled a meeting with President Bury once. Alexandra wanted the record to reflect the truth which is an e-mail that she would be happy to submit to the Board of Trustees.

Village President Bury explained that there was a reference to an allegation made by an indictment which was out there a few weeks back. She encouraged everyone to read that indictment. No Trustee on the Board was involved in any bribe to the best of her knowledge. The indictment is very clear and there was an attempt at bribery to a relative, not the Trustee. When the Village was made aware of this, President Bury was as concerned as anyone would be. The Village began an internal investigation and she asked the Police Chief/Interim Acting Village Manager to reach out to the FBI to see if we have a problem here. The Chief was informed that this is an active ongoing federal investigation and when the Village asked if we could speak about what we know publicly, we were told not to and she was respecting what the federal government has asked. Village President Bury stated if any resident would like to meet with her she would be happy to meet with them.

Village President Bury stated when it comes to the Village's record with red light cameras, she thinks this Village has been more pro-active than any other community that she knows of. There are very specific instances where the red light camera company SafeSpeed told the Village's former Police Chief Murray that Oak Lawn was not writing enough tickets and other towns were writing more tickets. Chief Murray stood up for Oak Lawn with the full support of President Bury, the former Village Manager and the full Board and the documents relate those facts. When that company became kind of tainted as they are now as we can see, the Village made the decision not to renew their contract. The SafeSpeed cameras went dark January 1, 2020 and the Village did this before other communities. The reason that company was even part of this process in the Village of Oak Lawn was because of concerns with the other company (Redflex) going back to issues in 2013 and before. At this time the Village went out and looked at what companies we could have instead of Redflex. In January, 2020 President Bury went on record saying at a public meeting that the Village was not currently planning to put more cameras in. She stated that the Board was re-looking at what red light cameras do. Police Chief Palmer said there is a safety benefit with the cameras. The Board is trying to weigh the safety benefit versus the public nuisance value of the cameras. The Board has not asked to find another red light company to replace SafeSpeed. This Board is committed to doing what is right.

Trustee Phelan stated that Alexandra Phillips Burke made a great point about the Village's PR because in this world of being first with news stories, whether they are accurate or not. The day the story broke regarding the indictment; Village officials were getting phone calls and information was shared on social networks before the Board even knew what it was. This was not a bribe of an elected official, but an attempted bribe of a relative of an elected official. The Village was hamstrung by the federal government and there is no wiggle room. Trustee Phelan stated that Alexandra was right about the PR issue and PR is difficult in government.

Trustee Phelan said going back and seeing the coverage of this issue from the Chicago Sun Times last fall, you will see what President Bury was referencing. You will see more evidence going back to this alleged indictment. The relationship with the Village and SafeSpeed was not going well for a couple of years because the Village had concerns about them. The Village wants this issue resolved and there is not a person on this Board who doesn't hate what that indictment represents. The way this thing went sideways and who the characters behind this are, a lot of that was not known to this Board. Trustee Phelan stated that the FBI said this issue should not be talked about, but Trustee Phelan was frustrated with the allegations and accusations.

Bill Sherlock at 5105 Deblin Lane discussed pensions. He discussed the raise that was given to the Police Chief for the purpose of continuing as Interim Acting Village Manager. The additional monies of \$15,500 for 2020 and a \$10,000 dollar bonus with the potential for another \$5,000 dollar increase for continuing into 2021. Mr. Sherlock stated that the Village Board said that this was a cheap option but failed to mention that when the Chief retires all this money will be pensionable. This will increase his monthly pension by \$1,200 dollars including the cost of living and with this compounding over 20 years; this could cost the Village \$300,000 dollars. With the attitude toward pension costs he would like to know why this was so sensible. Mr. Sherlock did like the fact of promoting within the organization. Mr. Sherlock was a former Chicago police officer and also a civilian employee of the Illinois State Police. He discussed his pension.

Trustee Phelan explained that Mr. Sherlock was correct and the dollar amounts for Chief Palmer as Interim Acting Village Manager over the course of a lifetime is between \$200 and \$300,000 dollars. The cost of a Village Manager in one year is \$220,000 dollars including insurance and car. From a financial standpoint alone, this was a no brainer. There is nobody more talented and qualified in the ranks here

than Chief Palmer to run the Village's day to day operations. To have the Chief for another \$1,000 dollars or so a month as Interim Acting Village Manager; was a good move on the Village's part.

4. Conflict of Interest Disclosure: There were no conflicts disclosed at the meeting.
5. Approval of Meeting Minutes: Closed Meeting Minutes #2019-11 dated November 12, 2019:

Trustee Olejniczak moved, seconded by Trustee Mallo to approve Item 5.

Roll Call: Trustee Vorderer-abstain Trustee Olejniczak-yes
 Trustee Mallo-yes Trustee Phelan-yes
 Trustee Stalker-yes

Motion passed 4-0-1.

6. Approval of Meeting Minutes: Closed Meeting Minutes #2020-01 dated February 11, 2020:

Trustee Olejniczak moved, seconded by Trustee Mallo to approve Item 6.

Roll Call: Trustee Vorderer-abstain Trustee Olejniczak-yes
 Trustee Mallo-yes Trustee Phelan-yes
 Trustee Stalker-yes

Motion passed 4-0-1.

7. Approval of Meeting Minutes: Regular Meeting Minutes #2020-04 dated February 25, 2020:

Trustee Olejniczak moved, seconded by Trustee Mallo to approve Item 7.

Roll Call: Trustee Vorderer-abstain Trustee Olejniczak-yes
 Trustee Mallo-yes Trustee Phelan-abstain
 Trustee Stalker-abstain

Motion passed 2-0-3.

8. New Business by Village Trustees:

Trustee Olejniczak explained that Com Ed is still doing their vegetation management on schedule for preventative maintenance. Since they started this program, we have seen a significant decrease with power outages due to tree limbs hitting Com Ed lines. The big work area that Com Ed will be in now and into spring and summer is starting at Menard east to Central, from 91st Street to 105th Street. They will be trimming trees on parkways and backyards. This program has proved to be a big help for Oak Lawn and in maintaining our power supply. Trustee Olejniczak appreciated all the work that Com Ed has done on our infrastructure in the last three years. They put \$7.5 million dollars into our infrastructure and now with high winds and bad weather you do not have to worry as much about your power going out.

Trustee Vorderer thanked the Board and the residents of Oak Lawn for their support while he fights the infection he has. He was feeling much better and he has received hundreds of cards from his constituents. Trustee Vorderer stated that he will be back doing Village business as soon as possible.

9. Village Manager's Report:

A. General Village Matters

Police Chief/Interim Acting Village Manager Palmer addressed some of the issues going on regarding the Coronavirus, COVID 19. He asked residents to be prepared for mass emergencies and people should have emergency kits in their homes. He explained that residents can go to the Village website to find information on the virus. The simplest thing you can do is wash your hands and wash your hands. He asked residents to be mindful when sneezing or coughing and for those who are feeling ill to go to their doctor so they do not spread anything to people they come into contact with.

10. Consent Agenda: All items on the Consent Agenda are routine and have been brought forward at the direction of the Board of Trustees and will be enacted with one motion. If discussion is desired, that item will be removed from the Consent Agenda and considered separately.

A. Ordinance #20-05-09: An ordinance amending Title 3 Chapter 27 of the Oak Lawn Village Code entitled "Vehicle Fuel Tax" (Requested by Interim Acting Village Manager):

F. Request to approve the Zoning & Planning Commission referral granting a special use permit for a commercial kitchen at 9701 South Brandt Avenue, (6-0 vote to approve), Pet. #2020-6, Elizabeth Lynch, Petitioner; in District 3 (Requested by Interim Acting Village Manager)

G. Ordinance #20-05-11: An ordinance granting a special use permit for a commercial kitchen at 9701 South Brandt Avenue (Elizabeth Lynch, Petitioner) (Requested by Interim Acting Village Manager)

- J. Resolution #20-05-14: Fourth of July Parade (Requested by Interim Acting Village Manager)
- K. Resolution #20-05-15: A resolution approving an intergovernmental agreement between the Village of Oak Lawn and Oak Lawn-Hometown School District 123 (Requested by Interim Acting Village Manager)
- L. Resolution #20-05-16: A resolution approving a professional design services agreement of the Southwest Highway Corridor Study from Teska Associates, Inc. (Requested by Interim Acting Village Manager)
- M. Resolution #20-05-17: A resolution appointing Del Galdo Law Group, LLC as Village Prosecutor:

Trustee Phelan moved, seconded by Trustee Stalker to approve the Consent Agenda as presented, subject to removing Items B., C., D., E., H. and I.

Trustee Mallo asked that Items D. and E. be removed from the Consent Agenda.

Trustee Phelan asked that Items B., C., H. and I. be removed from the Consent Agenda.

Village President Bury asked for the roll to be taken on the remaining Consent Agenda items.

Roll Call:	Trustee Vorderer-yes	Trustee Olejniczak-yes
	Trustee Mallo-yes	Trustee Phelan-yes
	Trustee Stalker-yes	

Motion passed 5-0.

- B. Request to approve the Zoning & Planning Commission referral granting a special use permit to allow for a body art establishment at 4705 West 95th Street (6-0 vote to approve), Pet. #2020-3, Shital Patel, Petitioner; in District 4 (Requested by Interim Acting Village Manager)

Trustee Vorderer moved, seconded by Trustee Phelan to approve Item 10. B.

Trustee Phelan stated this particular request was for microblading and we have been having a lot of requests for this type of business and it seems to be popular. He asked Village Attorney Condon from a legal perspective, instead of microblading not being a permissible use, could we make this a permissible use to avoid extra work for the Village. Trustee Phelan asked that we put this on the next agenda regarding making this type of business a permissible use.

Attorney Condon said this is something they can look at regarding making microblading a permissible use.

A representative from the business explained that microblading is a semi-permanent tattoo and microblading businesses are licensed by the state. The business is moving from 9935 Southwest Highway because their lease is up.

Village President Bury asked for the roll to be taken on Item 10. B.

Roll Call:	Trustee Vorderer-yes	Trustee Olejniczak-yes
	Trustee Mallo-yes	Trustee Phelan-yes
	Trustee Stalker-yes	

Motion passed 5-0.

- C. Ordinance #20-05-10: An ordinance granting a special use permit to allow for a body art establishment at 4705 West 95th Street (Shital Patel, Petitioner) (Requested by Interim Acting Village Manager)

Trustee Phelan moved, seconded by Trustee Mallo to approve Item 10. C.

Roll Call:	Trustee Vorderer-yes	Trustee Olejniczak-yes
	Trustee Mallo-yes	Trustee Phelan-yes
	Trustee Stalker-yes	

Motion passed 5-0.

- D. Request to approve the Zoning & Planning Commission referral granting a special use permit and parking variation for a residential use at 9724 Southwest Highway, (6-0 vote to approve), Pet.

#2020-5, Sriram & Chandrarekha Kaza, Petitioner; in District 3 (Requested by Interim Acting Manager)

Trustee Mallo moved, seconded by Trustee Olejniczak to postpone Item 10. D.

Roll Call:	Trustee Vorderer-yes	Trustee Olejniczak-yes
	Trustee Mallo-yes	Trustee Phelan-yes
	Trustee Stalker-yes	

Motion passed 5-0 to postpone Item D.

E. Ordinance #20-05: An ordinance granting a special use permit and a parking variation for a residential use at 9724 Southwest Highway (Sriram & Chandrarekha Kaza, Petitioner) (Requested by Interim Acting Village Manager)

Trustee Mallo moved, seconded by Trustee Olejniczak to postpone Item 10. E.

Roll Call:	Trustee Vorderer-yes	Trustee Olejniczak-yes
	Trustee Mallo-yes	Trustee Phelan-yes
	Trustee Stalker-yes	

Motion passed 5-0 to postpone Item E.

Village President Bury asked the petitioner to reach out to the Village’s Economic Development Specialist Steve Radice to continue the conversation on this item.

H. Request to approve the Zoning & Planning Commission referral granting a parking variation for a medical office and restaurant at 6334 West 95th Street, (6-0 vote to approve), Pet. #2020-7, NRF VII-Oak Lawn, LLC, Petitioner; in District 1 (Requested by Interim Acting Village Manager)

Trustee Mallo moved, seconded by Trustee Phelan to approve Item 10. H.

Trustee Phelan explained the general issue of medical use in the Village. The Village relies upon businesses for money from grocery stores, car dealers, etc. Whatever people buy that sales tax is paid on; the Village gets a portion of that. That helps the Village in not raising taxes. For every dollar we do not get from those types of businesses, we have to get elsewhere and that is normally through property tax increases. Like every municipality, Oak Lawn is fighting the battle in trying to get as much business to locate here so we do not have to raises taxes on our residents. The businesses also pay property taxes. Many people shop online now and that is a real problem for the Village because we are losing those businesses to online buying. This is compounded when medical use comes in here and we are constantly inundated to fill spots with medical use. Each time professional services like doctors, lawyers or CPA offices go in; the Village does not get any retail and sales tax. If the square footage of the property is over 6,000 square feet, the business has to come before the Board and ask for a special use. If the square footage is less than 6,000 feet, the Village does not have any control of that business going in.

Trustee Phelan asked if the Village attorneys could look at lowering that threshold amount of 6,000 square feet to possibly 4,000 square feet at least to have some control of what is going in there. He stated that the former Village Manager was very adamant about needing a 95th Street corridor plan with some limitations on what goes in and needing a retail base to attract more.

Trustee Phelan asked Attorney Condon to look at this issue for some research.

Village President Bury asked for the roll to be taken on Item 10. H.

Roll Call:	Trustee Vorderer-yes	Trustee Olejniczak-yes
	Trustee Mallo-yes	Trustee Phelan-yes
	Trustee Stalker-yes	

Motion passed 5-0.

Trustee Phelan said for the record, in this case a restaurant was also going in on the property. He thanked the petitioner for what they were doing.

I. Ordinance #20-05-12: An ordinance granting a parking variation for a medical office and restaurant at 6334 West 95th Street (NRF VII-Oak Lawn, LLC, Petitioner) (Requested by Interim Acting Village Manager)

Trustee Phelan moved, seconded by Trustee Olejniczak to approve Item 10. I.

Roll Call:	Trustee Vorderer-yes	Trustee Olejniczak-yes
	Trustee Mallo-yes	Trustee Phelan-yes
	Trustee Stalker-yes	

Motion passed 5-0.

Village President Bury gave a shout out to Elizabeth Lynch whose request for a commercial kitchen had passed under the Consent Agenda at tonight's meeting.

Elizabeth Lynch explained that she started off with a Cottage Food Permit and was able to do farmers' markets this past summer. She came across Trinity Lutheran Church and they were gracious and helpful in offering for Elizabeth to use their kitchen. Now she can obtain a business license and continue to expand her baking. Elizabeth will continue participating in Oak Lawn's Farmers' Market.

Trustee Mallo stated it was amazing that Trinity Lutheran Church has a commercial kitchen.

- 11. Resolution #20-05-18: A resolution waiving the competitive bidding requirements and authorizing the purchase of five (5) police interceptors (Requested by Interim Acting Village Manager):

Trustee Stalker moved, seconded by Trustee Olejniczak to approve Item 11.

Trustee Stalker stated that this is a state bid on police cars. They have already gone through the bidding process and the Village is just assigning which cars they have already bid to accept. This is a wonderful contract and we are guaranteed the best price.

Finance Director Hanigan stated one of the vehicles was being purchased through the Police Department's Drug Fund. The other four cars were being purchased through the General Fund.

Roll Call:	Trustee Vorderer-yes	Trustee Olejniczak-yes
	Trustee Mallo-yes	Trustee Phelan-yes
	Trustee Stalker-yes	

Motion passed 5-0.

- 12. Ordinance #20-05-13: An ordinance authorizing and providing for the issue of not to exceed \$20,000,000 Regional Water System Revenue Bonds, Revolving Line of Credit, Series 2020, of the Village of Oak Lawn, Cook County, Illinois, for the purpose of constructing improvements to the existing regional system of said Village and refunding the Waterworks System Revenue Bonds, Revolving Line of Credit, Series 2014, incorporating a certain previously adopted ordinance, and other documents, and providing for the repayment or refunding of said bonds through revenues of said system (Requested by Interim Acting Village Manager):

Trustee Olejniczak moved, seconded by Trustee Stalker to approve Item 12.

Roll Call:	Trustee Vorderer-yes	Trustee Olejniczak-yes
	Trustee Mallo-yes	Trustee Phelan-yes
	Trustee Stalker-yes	

Motion passed 5-0.

- 13. Village Clerk's Report:

- A. Disb. Res. #2020-05D: Approval of semi-monthly disbursements

Approval of semi-monthly disbursements #2020-05D dated March 10, 2020 in the amount of \$5,792,940.30 and authorizes the expenditure of funds and the Village President and Clerk to sign same.

Trustee Olejniczak moved, seconded by Trustee Mallo to approve Item 13. A.

Roll Call:	Trustee Vorderer-yes	Trustee Olejniczak-yes
	Trustee Mallo-yes	Trustee Phelan-yes
	Trustee Stalker-yes	

Motion passed 5-0.

- B. General Village Matters

Clerk Quinlan announced for the Presidential Primary Election that Early Voting was going on and will continue at the Oak Lawn Village Hall every day through March 16th. Election Day is on Tuesday, March 17th. For more information you can go to the Cook County Clerk's website at www.cookcountyclerk.com. Clerk Quinlan asked everyone to come out and vote!

Clerk Quinlan also discussed the U.S. Census 2020. Every household counts. The results of the 2020 Census provide critical data that lawmakers, business owners, teachers, and many others use to provide daily services, products, and support for you and your community. Every year billions of dollars in federal funding go to hospitals, fire departments, schools, roads and other resources based on Census data. That funding shapes many different aspects of every community, no matter the size, no matter the location.

Beginning March 12th through March 20th, you should receive the Census form which is quick and easy to respond to. Self-response begins at this time either by internet, phone or paper. If you do not respond to

the Census Bureau by May 13, 2020, enumerators will start going door to door to visit households that did not self-respond.

By July 31, 2020 all data collection ends.

Please fill out the Census form. For much more information, you can go to the official Census website at www.2020Census.Gov.

Trustee Phelan stated that he was contacted by two residents in the last couple of weeks who recently received a more extensive Census questionnaire. He checked with the Census Bureau and this was not a scam, but a legitimate form to fill out from the Census. This longer booklet form is also important because they use that information to determine school funding and the likes.

14. Village President’s Report:

- A. Ordinance #20-05-14: An ordinance amending Title 1 Chapter 11 Section 5 of the Oak Lawn Village Code entitled "Contract and Purchases" (Requested by Village President)

Trustee Mallo moved, seconded by Trustee Phelan to approve Item 14. A.

Roll Call:	Trustee Vorderer-yes	Trustee Olejniczak-yes
	Trustee Mallo-yes	Trustee Phelan-yes
	Trustee Stalker-yes	

Motion passed 5-0.

- B. General Village Matters

Village President Bury thanked Clerk Quinlan for talking about the Census. Every person needs to be counted and it is crucial to the Village’s financial future. Our representation from Washington D.C. is based on how many residents the Village has.

Village President Bury discussed the Coronavirus (COVID-19). The Village has been working hard for weeks with our Emergency Management Team. Right now the risk in our community is very low, but we take risk very seriously. This affects senior citizens with other pre-existing conditions. Oak Lawn has a higher population of seniors.

Village President Bury stated the Village has this information on their website and the main goal is to slow down the spread of this virus. She asked that residents and their families make plans on how they will operate and what they will need in their homes as it relates to hunkering down for a while. President Bury encouraged residents to keep on washing their hands for 20 seconds at a time. She also reiterated that the Village is working along with county, state and federal partners. She applauded the Village’s First Responders for all of their efforts during this time.

Emergency Communications Director Diana Tousignant added should anyone have the need to call 911 at this time, you will probably be asked some additional questions. The dispatcher will ask such questions as have you been out of the country recently and if so what country and if they have been around anyone that might have been affected with the virus.

15. Adjournment:

Trustee Olejniczak moved, seconded by Trustee Stalker to adjourn at 8:33 p.m.

Voice vote; All voted aye. Motion passed 5-0.

Village President

Village Clerk



VILLAGE OF OAK LAWN BOARD OF TRUSTEES MEETING AGENDA ITEM SUBMISSION SHEET

Meeting Date: April 14, 2020

Agenda Item Number: 0000000000

Department: Engineering

Staff contact: Jack Gallagher

Staff contact email: ldetjen@oaklawn-il.gov

Staff contact phone: 708 499 7744

SUMMARY

School District 218. This request is to vacate the section of 105th Street between Central Avenue and Stony Creek north of Richards High School's athletic fields.

BACKGROUND

The street is not an improved street and is currently grass with some vegetation near the creek. School District 218 owns a parcel north of 105th St. as well as the property to the south of 105th St. The District is looking to acquire this property due to the improvements of their athletic fields. This area of 105th St. will be utilized for track and field such as shotput and long jump. During the February 3, 2020 Zoning and Planning Commission meeting, the Commission as well as Trustees Stalker and Vorderer discussed the appraisal and purchase of the land from the Village by District 218. School District 218 had no indication that they would need to purchase the land from the Village. The ownership of 105th St. was brought into question. After staff research it has been determined that the Village of Oak Lawn owns 105th St. Staff concluded that no prior purchase or vacation of 105th St. occurred.

RECOMMENDATION:

The Zoning and Planning Commission met on February 3, 2020 and recommended Village Board approval of the vacation with a vote of 5-0-1 with the condition that the Village is determined to be the owner of 105th St. Staff recommends approval of this item.



THE VILLAGE OF
OAK LAWN

**DEPARTMENT OF COMMUNITY DEVELOPMENT
AND GROWTH MANAGEMENT
MEMORANDUM**

Divisions of: Engineering & Transportation
Planning, Building & Zoning
Property Maintenance, Health & Environmental Services

To: ZONING & PLANNING COMMISSION
From: KEVIN MCGUINNESS, PLANNER
Date: FEBRUARY 3, 2020
Subject: PET. #2020-2 – REQUEST TO VACATE 105TH STREET, EAST OF CENTRAL AVENUE, LENGTH OF APPROXIMATELY 508.48’ ON THE SOUTH AND 417.07’ ON THE NORTH, SCHOOL DISTRICT 218, PETITIONER.

This is a request to vacate the east-west 66 foot wide right of way commonly known as 105th St. Starting from the east right of way line of Central Ave. going east 508.48 feet length along the south right of way line and 417.07 feet length along the north right of way line. This petition is being presented for the Commission’s consideration and approval in accordance with Title 9, Chapter 1, Article D of the Village Ordinance. The petition has been signed by the two abutting property owners, which meets the required minimum of 50% signatures from abutting property owners.

This length of 105th St. is west of Stony Creek and north of Richards High School athletic fields. The street is not improved and is grass with some vegetation near the creek. There are no utilities that run the length of the street except for the a water main located 15’ east of the west property line. School District 218 is currently working to improve the athletic fields with updated turf and drainage. The engineering plans have been reviewed by staff and approved by MWRD. The School District has submitted this vacation because part of the athletic field or a smaller field (shot put field) may be located in this area as part of the larger upgrades. The Village requires an easement for the water main that lies parallel to the western property line and reserves the right to any easement through the length of the right of way.

Pet. #2020-2



THE VILLAGE OF
OAK LAWN

VILLAGE OF OAK LAWN
STREET OR ALLEY VACATION

We, the undersigned property owners abutting the (*street or alley*) described as follows, hereby respectfully request that the Village of Oak Lawn consider vacating this (*street or alley*).

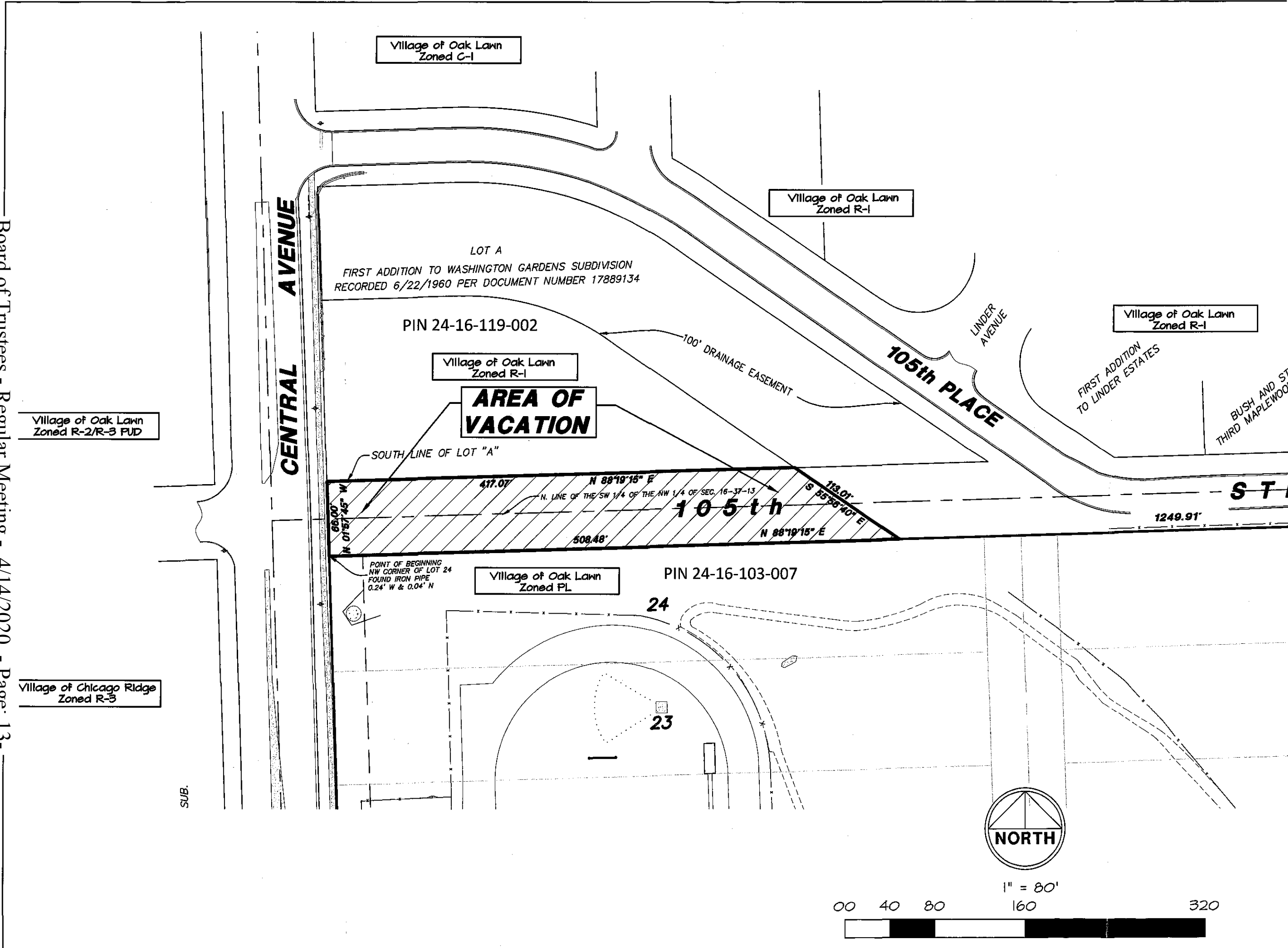
Said (*street or alley*) is described as follows: (*Provide a detailed description from which a sketch can be prepared*).

That part of the west half of the northwest quarter of Section 16, Township 37 North, Range 13 East of the Third Principal Meridian described as follows: Beginning at the Northwest corner of Lot 24 in Cronin's addition to Maplewood Park Subdivision; Thence N 01° 57'45" E along the east line of Central Avenue, 66.00 feet to the southwest corner of LOT "A" in first addition to Washington Gardens Subdivision; thence north 88° 19'15" east along the south line of said LOT "A", also being the north line of 105th Street, 417.07 feet to the southeast corner thereof; thence south 55° 56'40" east along the easterly line of said LOT "A" extended southeasterly, 113.01 feet to a point on the north line of said 105th Street; thence south 88° 19'15" west along said north line, 508.56 feet to the point of beginning, in Cook County, Illinois.

The following is a true representation of the signatures of a least 50% or more of the property owners abutting this parcel who are in favor of the proposed (*street or alley*) vacation:

<u>PROPERTY OWNER</u>	<u>ADDRESS</u>	<u>REAL ESTATE INDEX NUMBER</u>
SCHOOL DISTRICT 218	10701 S. Kilpatrick Ave.	24-16-103-007
	Oak Lawn, IL 60453	24-16-103-008
		24-16-104-007
		24-16-105-007
		24-16-105-006
		24-16-106-007
SCHOOL DISTRICT 218	10701 S. Kilpatrick Ave.	24-16-119-002
	Oak Lawn, IL 60453	

Petition Circulated By:
Name SCHOOL DISTRICT 218
Address 10701 S. KILPATRICK AVE.
City, State, Zip OAK LAWN, IL 60453
Telephone # 708-424-2000 x2500



CENTRAL AVENUE

Village of Oak Lawn
Zoned R-1

Village of Oak Lawn
Zoned C-1

Village of Oak Lawn
Zoned R-1

Village of Oak Lawn
Zoned R-1

AREA OF VACATION

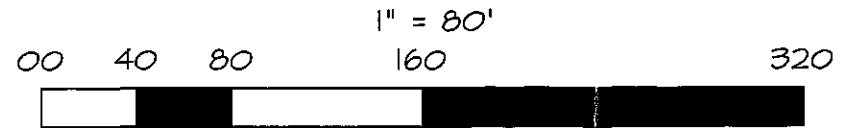
Village of Oak Lawn
Zoned R-2/R-3 FUD

Village of Oak Lawn
Zoned PL

Village of Chicago Ridge
Zoned R-3

FIRST ADDITION
TO LINDER ESTATES

BUSH AND ST
THIRD MAPLEWOOD



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COMMUNITY HIGH SCHOOL DISTRICT 218
HAROLD L. RICHARDS HIGH SCHOOL
SYNTHETIC TURF FIELD RENOVATIONS
10601 SOUTH CENTRAL AVENUE, OAK LAWN, IL 60453



REVISIONS	
TO	DATE
SUBMIT	01/10/2020

AQUATIC \ DESIGN & PROGRAM MANAGEMENT
CIVIL \ TELECOMMUNICATION \ MECHANICAL
PLUMBING \ ELECTRICAL \ LAND SURVEYING
ACCESSIBILITY CONSULTING \ STRUCTURAL

CHECK: JEG
DRAWN: EKM
JOB: 1913581C

EX-VAC
VACATION EXHIBIT

Certified Mail sent to following address:

PROPERTY OWNER: SCHOOL DIST #218

ADDRESS OF OWNER: 10701 S KILPATRICK AVE

CITY, STATE, ZIP CODE: OAK LAWN, IL 60453

PERMANENT REAL ESTATE INDEX NUMBER: 24-16-119-002-0000 & 24-16-103-007-0000

THE VILLAGE OF OAK LAWN
Cook County, Illinois

ORDINANCE
NO. _____

**AN ORDINANCE APPROVING A PLAT OF VACATION FOR A
PORTION OF 105TH STREET
(SCHOOL DISTRICT 218, PETITIONER)**

SANDRA BURY, President
JANE QUINLAN, Village Clerk

TIM DESMOND
ALEX G. OLEJNICZAK
PAUL MALLO
TERRY VORDERER
WILLIAM R. STALKER
THOMAS E. PHELAN
Board of Trustees

Published in pamphlet form by authority of the President and Board of Trustees of the Village of Oak Lawn
Law Offices of Peterson, Johnson, & Murray Chicago, LLC, Village Attorneys
200 W. Adams, Ste. 2125, Chicago, IL 60606

VILLAGE OF OAK LAWN
Cook County, Illinois

ORDINANCE NO. _____

**AN ORDINANCE APPROVING A PLAT OF VACATION FOR A
PORTION OF 105TH STREET
(SCHOOL DISTRICT 218, PETITIONER)**

WHEREAS, Section 6(a) of Article VII of the 1970 Constitution of the State of Illinois provides that any municipality which has a population of more than 25,000 is a home rule unit, and the Village of Oak Lawn, Cook County, Illinois, with a population in excess of 25,000 is, therefore, a home rule unit and, pursuant to the provisions of said Section 6(a) of Article VII, may exercise any power and perform any function pertaining to its government and affairs, including, but not limited to, the power to tax and to incur debt; and

WHEREAS, pursuant to 65 ILCS 5/11-91-1 of the Illinois Municipal Code, the Village of Oak Lawn (“Village”) when the public interest will be subserved, vacate any street by an ordinance; and

WHEREAS, on February 3, 2020, the Zoning & Planning Commission conducted a public hearing on Petition #2020-002, relative to a Vacation request submitted by School District 218 (“Petitioner”), to vacate a portion of 105th Street, east of Central Avenue, approximately 508.48’ in length on the South and 417.07’ on the North, Oak Lawn, Illinois (“Subject Property”); and

WHEREAS, pursuant to 9-1D-1 *et seq.*, of Village Code, the Petition must be signed by a minimum of 50% of abutting property owners; and

WHEREAS, after hearing testimony on the Petition, the Zoning & Planning Commission found that the Petition met the requisite standards enumerated in the Village Code for Vacating the Subject Property and adopted the written factual justifications submitted by the Petitioner; and

WHEREAS, the Zoning & Planning Commission voted 5-0-1 to recommend to the Village President and Board of Trustees for approval of said Vacation of said Subject Property; and

WHEREAS, the Village has considered said Vacation of said Subject Property as described in the attached Exhibit 1, to the Petitioner; and

WHEREAS, it has been determined by the President and Board of Trustees of the Village of Oak Lawn that it is in the best interest of the Village and its residents to adopt the findings and recommendations of the Zoning & Planning Commission and to approve said Vacation of said Subject Property; and

NOW, THEREFORE, BE IT ORDAINED BY THE VILLAGE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF OAK LAWN, COOK COUNTY, ILLINOIS, IN THE EXERCISE OF ITS HOME RULE POWERS, AS FOLLOWS:

SECTION 1: The foregoing recitals shall be and are hereby incorporated as findings of fact as if said recitals were fully set forth herein.

SECTION 2: The President and Board of Trustees of the Village of Oak Lawn have hereby determined that the public interest will be subserved by Vacating said Subject Property legally described as follows to the Petitioner:

[Legal Description]

SECTION 3: The Village of Oak Lawn shall reserve an easement for its Village water main at the Subject Property and reserves an easement over, under, and through the vacated Subject Property for the length of the Right-of-Way for future purposes.

SECTION 4: Any policy, resolution or ordinance of the Village that conflicts with the provisions of this Ordinance shall be and is hereby repealed to the extent of such conflict.

SECTION 5: This Ordinance shall be in full force and effect from and after its passage and approval in the manner provided by law.

PASSED THIS 14th day of April, 2020.

AYES:

NAYS:

ABSENT:

APPROVED THIS 14th day of April, 2020.

VILLAGE PRESIDENT

ATTEST:

VILLAGE CLERK

STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

CERTIFICATE

I, JANE QUINLAN, Village Clerk of the Village of Oak Lawn, County of Cook and State of Illinois, DO HEREBY CERTIFY that the foregoing is a true and correct copy of Ordinance No. _____, “AN ORDINANCE APPROVING A PLAT OF VACATION FOR A PORTION OF 105TH STREET (SCHOOL DISTRICT 218, PETITIONER) which was adopted by the President and Board of Trustees of the Village of Oak Lawn on this 14th day of April, 2020.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the corporate seal of the Village of Oak Lawn this 14th day of April, 2020.

JANE QUINLAN, VILLAGE CLERK

Pet. #2020-2



THE VILLAGE OF
OAK LAWN

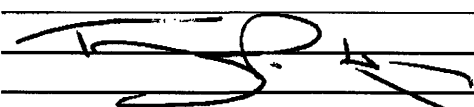
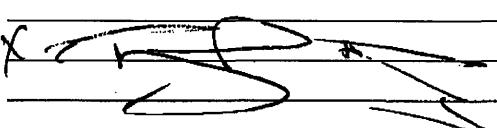
**VILLAGE OF OAK LAWN
STREET OR ALLEY VACATION**

We, the undersigned property owners abutting the (*street or alley*) described as follows, hereby respectfully request that the Village of Oak Lawn consider vacating this (*street or alley*).

Said (*street or alley*) is described as follows: (*Provide a detailed description from which a sketch can be prepared*).

That part of the west half of the northwest quarter of Section 16, Township 37 North, Range 13 East of the Third Principal Meridian described as follows: Beginning at the Northwest corner of Lot 24 in Cronin's addition to Maplewood Park Subdivision; Thence N 01° 57'45" E along the east line of Central Avenue, 66.00 feet to the southwest corner of LOT "A" in first addition to Washington Gardens Subdivision; thence north 88° 19'15" east along the south line of said LOT "A", also being the north line of 105th Street, 417.07 feet to the southeast corner thereof; thence south 55° 56'40" east along the easterly line of said LOT "A" extended southeasterly, 113.01 feet to a point on the north line of said 105th Street; thence south 88° 19'15" west along said north line, 508.58 feet to the point of beginning, in Cook County, Illinois.

The following is a true representation of the signatures of a least 50% or more of the property owners abutting this parcel who are in favor of the proposed (*street or alley*) vacation:

<u>PROPERTY OWNER</u>	<u>ADDRESS</u>	<u>REAL ESTATE INDEX NUMBER</u>
SCHOOL DISTRICT 218	10701 S. Kilpatrick Ave.	24-16-103-007
	Oak Lawn, IL 60453	24-16-103-008
		24-16-104-007
		24-16-105-007
		24-16-105-006
		24-16-106-007
SCHOOL DISTRICT 218	10701 S. Kilpatrick Ave.	24-16-119-002
	Oak Lawn, IL 60453	
		

Petition Circulated By:
Name SCHOOL DISTRICT 218
Address 10701 S. KILPATRICK AVE.
City, State, Zip OAK LAWN, IL 60453
Telephone # 708-424-2000 x2500



THE VILLAGE OF
OAK LAWN

VILLAGE OF OAK LAWN
Board of Trustees Meeting
AGENDA ITEM SUBMISSION SHEET

Meeting Date: 4/14/2020

Agenda Item Number: _____

(Clerk's Office will insert)

Department: Finance

Staff Contact: Brian Hanigan

Staff Contact email/phone number: bhanigan@oaklawn-il.gov / 708-499-7760

SUMMARY: The Village Finance Department requests BOT approval of the attached draft amendment to the original Patriot Station TIF Redevelopment Agreement ("Redevelopment Agreement") established October 23, 2017. In addition to the amended Redevelopment Agreement, the Finance Department is requesting approval of the updated Eligibility Report required to be published as part of the various public hearings to be held in connection with this Patriot Station TIF amendment.

BACKGROUND: The Village Finance Department requests BOT approval of the form of amendment to the Redevelopment Agreement and updated Eligibility Report for the Patriot Station. This amendment will allow the Village to access the cash flow in the Cicero Avenue TIF in order to pay existing TIF debt service subsidized by the Village's General Fund and incurred as part of the Village's other TIF developments in the 95th Street area.

RECOMMENDATION: Unanimous Approval

VILLAGE MANAGER APPROVAL: _____

THE VILLAGE OF OAK LAWN
Cook County, Illinois

ORDINANCE
NO. _____

**AN ORDINANCE SETTING THE TIME AND DATE FOR A PUBLIC HEARING TO
CONSIDER THE AMENDED REDEVELOPMENT PLAN AND PROJECT FOR THE
PATRIOT STATION TIF REDEVELOPMENT PROJECT AREA AND
CONVENING A JOINT REVIEW BOARD IN CONNECTION THEREWITH**

SANDRA BURY, President
JANE QUINLAN, Village Clerk

TIM DESMOND
ALEX G. OLEJNICZAK
PAUL MALLO
TERRY VORDERER
WILLIAM R. STALKER
THOMAS E. PHELAN
Board of Trustees

Published in pamphlet form by authority of the President and Board of Trustees of the Village of Oak Lawn
Law Offices of Peterson, Johnson, & Murray Chicago, LLC, Village Attorneys

200 W. Adams, Ste. 2125, Chicago, IL 60606

VILLAGE OF OAK LAWN
Cook County, Illinois

ORDINANCE NO. _____

**AN ORDINANCE SETTING THE TIME AND DATE FOR A PUBLIC HEARING TO
CONSIDER THE AMENDED REDEVELOPMENT PLAN AND PROJECT FOR THE
PATRIOT STATION TIF REDEVELOPMENT PROJECT AREA AND
CONVENING A JOINT REVIEW BOARD IN CONNECTION THEREWITH**

WHEREAS, pursuant to the Tax Increment Allocation Redevelopment Act, as supplemented and amended (the "*TIF Act*"), the President and Board of Trustees the (Village") of the Village of Oak Lawn Cook County, Illinois (the "*Municipality*"), has heretofore determined and does hereby determine that it is advisable and in the best interests of the Municipality and certain affected taxing districts that the Municipality approve a proposed amendment to the redevelopment plan (the "*Redevelopment Plan* ") and project (the "*Project*") the Patriot Station TIF Redevelopment Project Area (the "*Redevelopment Project Area*") as further described in EXHIBIT A attached hereto; and

WHEREAS, pursuant to Section 11-74.4-4.2 of the TIF Act, the Municipality is required to create an interested parties registry for activities related to the proposed Redevelopment Project Area, to adopt reasonable registration rules, and to prescribe requisite registration forms for residents and organizations active within the Municipality that seek to be placed on said interested parties registry and the President and Board of Trustees have heretofore, and it hereby expressly is, determined that the Village has created such registry, adopted such registration rules and prescribed such requisite registration forms and give public notice thereof; and

WHEREAS, the TIF Act requires the Municipality also to convene a joint review board and conduct a public hearing prior to the adoption of ordinances approving an amended redevelopment plan and project, designating an amended redevelopment project area, at which hearing any interested person or affected taxing district may file with the Village Clerk written objections to and may be heard orally with respect to the proposed Amended Redevelopment Plan and Project; and

WHEREAS, the TIF Act further requires that such joint review board consist of a representative selected by each community college district, local elementary school district and high school district or each local community unit school district, park district, township, fire protection district and county that will have authority to directly levy taxes on the property within the proposed Amended Redevelopment Project Area at the time that the proposed Amended Redevelopment Project Area is approved, a representative selected by the Municipality and a public member to consider the subject matter of the public hearing; and

WHEREAS, the TIF Act further requires that the time and place of such public hearing be fixed by ordinance or resolution adopted by the President and Board of Trustees; and

WHEREAS, the TIF Act further requires that not less than 10 days prior to adopting such ordinance or resolution fixing the time and place of a public hearing, the Municipality must make available for public inspection a redevelopment plan or a separate report that provides in reasonable detail the basis for the proposed Amended Redevelopment Project Area's qualifying as a "redevelopment project area" under the Act; and

WHEREAS, the firm of Teska Associates, Inc. has conducted an eligibility survey of the proposed Amended Redevelopment Project Area and has prepared its report (the "*Report*") that said amended area qualifies as a "redevelopment project area" as defined in the TIF Act, which survey and findings have been presented to the President and Board of Trustees and are now on file in the official files and records of the Municipality; and

WHEREAS, the Report has heretofore been on file and available for public inspection for at least 10 days in the offices of the Municipal Clerk as required under the TIF Act and

WHEREAS, the TIF Act requires that notice of the public hearing be given by publication and mailing; and

WHEREAS, the President and Board of Trustees have heretofore and it hereby is determined that it is advisable to convene a joint review board and hold a public hearing to consider the proposed approval of the proposed Amended Redevelopment Plan and Project; and

WHEREAS, the President and Board of Trustees have heretofore and it is hereby expressly found that the Redevelopment Plan and Project does not contain 75 or more inhabited residential units and will not displace residents from 10 or more inhabited residential units:

NOW, THEREFORE, BE IT ORDAINED by the President and the Board of Trustees of the Village of Oak Lawn, Illinois, as follows:

1. Preambles. The President and Board of Trustees hereby adopt by reference the foregoing preamble clauses as if fully set forth herein.

2. Amended Redevelopment Plan and Project Proposed. The approval of the Redevelopment Plan and Project, the designation of the Redevelopment Project Area and the adoption of tax increment allocation financing therefore are hereby proposed.

3. Interested Parties Registry Created. There has been created an interested persons registry (the "*Registry*") for the proposed Redevelopment Project Area. The Village Clerk is hereby expressly authorized and directed to maintain the Registry for the proposed Amended Redevelopment Project Area.

4. Registration Rules and Forms. The registration rules for the Registry have been previously approved by the Village and are available from the Village Clerk.

5. *Joint Review Board Convened.* A joint review board as set forth in the TIF Act is hereby convened and the joint review board shall meet, review such documents and issue such report as set forth in the TIF Act, The first meeting of said joint review board shall be held at 10:30 a.m. on the 16th day of May, 2021, at the Oak Lawn Village, Hall, 9446 Raymond Ave, Oak Lawn, Illinois 60453. The Municipality hereby expressly finds and determines that said date is at least 14 days but not more than 28 days after the notice to affected taxing districts hereinafter authorized in (Section 7 of) this ordinance will be mailed,

6. *Time and Place of Public Hearing Fixed.* A public hearing (the "*Hearing*") shall be held by the President and Village Board of Trustees, the Municipality at 7:15 p.m. on the 11th day of August, 2020, at the Oak Lawn Village, Hall, 9446 Raymond Ave, Oak Lawn, Illinois 60453 for the purpose of hearing from any interested persons or affected taxing districts regarding the proposed approval of the Redevelopment Plan and Project, designation of the Redevelopment Project Area, and adoption of tax increment allocation financing therefor.

7. *Publication of Notice of Hearing.* Notice of the Hearing, substantially in the form attached hereto as EXHIBIT B, shall be published at least twice, the first publication to be not more than 30 nor less than 10 days prior to the Hearing, in a newspaper of general circulation within the taxing districts having property in the proposed Redevelopment Project Area.

8. *Mailing of Notice of Hearing Authorized.* Notice of the Hearing, substantially in the form attached hereto as EXHIBIT B, shall be mailed by certified mail not less than 10 days prior to the date set for the Hearing, addressed to the person or persons in whose name the general taxes for the last preceding year were paid on each lot, block, tract or parcel of land lying within the proposed Redevelopment Project Area. In the event taxes for the last preceding year were not paid, the notice shall also be sent to the persons last listed on the tax rolls within the preceding three years as the owners of such property. Notice shall also be given within a reasonable time after the adoption of this ordinance by first class mail to all residential addresses located outside the proposed Redevelopment Project Area and within 750 feet of the boundaries of the proposed Redevelopment Project Area and to those organizations and residents that have registered with the Municipality for that information in accordance with the registration guidelines herein established by the Municipality. Notice shall also be given by certified mail to all taxing districts of which taxable property is included in the proposed Redevelopment Project Area and to the Illinois Department of Commerce and Economic Opportunity not less than 45 days prior to the Hearing, and such notice (i) shall advise the taxing bodies represented on the joint review board of the time and place of the first meeting of the joint review board and (ii) shall also include an invitation to each taxing district and the Illinois Department of Commerce and Economic Opportunity to submit written comments prior to the date of the Hearing to the Village, to the attention of the Village Clerk, 4900 Village Commons, Matteson, Illinois 60443, concerning the subject matter of the Hearing. Each such mailed notice to the taxing districts shall include a copy of the Report, the name of an appropriate person to contact for additional information, and a copy of the proposed Redevelopment Plan.

9. *Superseder; Effective Date.* All ordinances, resolutions, motions or orders in conflict

with the provisions of the Ordinance are, to the extent of such conflict, hereby repealed.

10. This Ordinance shall become effective upon its adoption and passage in accordance with law.

PASSED THIS 14th day of April, 2020.

AYES:

NAYS:

ABSENT:

APPROVED THIS 14th day of April, 2020.

VILLAGE PRESIDENT

ATTEST:

VILLAGE CLERK

STATE OF ILLINOIS)
)
COUNTY OF COOK) SS.

CERTIFICATE

I, JANE QUINLAN, Village Clerk of the Village of Oak Lawn, County of Cook and State of Illinois, DO HEREBY CERTIFY that the foregoing is a true and correct copy of Ordinance No. _____, “AN ORDINANCE SETTING THE TIME AND DATE FOR A PUBLIC HEARING TO CONSIDER THE AMENDED REDEVELOPMENT PLAN AND PROJECT FOR THE PATRIOT STATION TIF REDEVELOPMENT PROJECT AREA AND CONVENING A JOINT REVIEW BOARD IN CONNECTION THEREWITH” which was adopted by the President and Board of Trustees of the Village of Oak Lawn on the 14th day of April, 2020.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the corporate seal of the Village of Oak Lawn this 14th day of April, 2020.

JANE QUILAN, VILLAGE CLERK

**PATRIOT STATION
TAX INCREMENT FINANCING (TIF) DISTRICT
AMENDMENT ELIGIBILITY REPORT**

Village of Oak Lawn, Illinois



February 2020

DRAFT REPORT

Prepared by:
Teska Associates, Inc.



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INTRODUCTION

The Village of Oak Lawn (the “Village”) established the Patriot Station TIF in 2017, with the intention to revitalize the area around the train station and along 95th Street. The Village has since identified additional parcels that would benefit from inclusion within the existing Patriot Station TIF District. The purpose of this Eligibility Report is to document the eligibility criteria for these additional parcels, as required by the Tax Increment Allocation Redevelopment Act, 65 ILCS 5/11 - 74.4 - 1, et seq., as amended (the “Act”). The following analysis documents the presence of eligibility criteria necessary for designation as a TIF District, as required in the Act.

Tax Increment Financing can be used to make the Project Area more attractive for redevelopment by eliminating the conditions which inhibit private investment, weaken the Village’s tax base, affect the safety of community residents, and hinder the Village’s ability to promote cohesive development of compatible land uses as articulated in the Village’s Comprehensive Plan. In accordance with the TIF Act, public improvements may be constructed, and incentives provided to encourage the type of private investment that will allow the Village to achieve its vision and goals.

Amending the Patriot Station TIF District can help the Village to meet these goals by facilitating physical improvements, removing blighting conditions, and providing funding sources for improvement projects within the Project Area. These improvements will not only help improve the physical conditions and economic development of the Project Area, but also enhance the quality of life of adjacent properties and neighborhoods, and for all of the residents of the Village of Oak Lawn as a whole.



TAX INCREMENT FINANCING

The Tax Increment Allocation Redevelopment Act, 65 ILCS 5/11 - 74.4 - 1, et seq., as amended (the “Act”), stipulates specific procedures, which must be adhered to in designating a Redevelopment Project Area and amendments thereto. A Redevelopment Project Area is defined as:

“..an area designated by the municipality, which is not less in the aggregate than 1 ½ acres and in respect to which the municipality has made a finding that there exist conditions which cause the area to be classified as an industrial park conservation area, or a blighted area or a conservation area, or a combination of both blighted areas and conservation areas” (65 ILCS 5/11-74.4-3(p)).

Section 5/11-74.4-3(a) defines a “blighted area” as:

“...any improved or vacant area within the boundaries of a redevelopment project area located within the territorial limits of the municipality where: (1) If improved, industrial, commercial, and residential buildings or improvements are detrimental to the public safety, health, or welfare because of a combination of 5 or more of the following factors: dilapidation; obsolescence; deterioration; presence of structures below minimum code standards; illegal use of individual structures; excessive vacancies; lack of ventilation, light, or sanitary facilities; inadequate utilities; excessive land coverage and overcrowding of structures and community facilities; deleterious land use or layout; lack of community planning; need for environmental remediation; or declining total equalized assessed value.”

Section 5/11-74.4-3(a) defines a “conservation area” as:

“...any improved area within the boundaries of a redevelopment project area located within the territorial limits of the municipality in which 50% or more of the structures in the area have an age of 35 years or more. Such an area is not yet a blighted area, but because of a combination of 3 or more of the following factors: dilapidation; obsolescence; deterioration; presence of structures below minimum code standards; illegal use of individual structures; excessive vacancies; lack of ventilation, light, or sanitary facilities; inadequate utilities; excessive land coverage and overcrowding of structures and community facilities; deleterious land use or layout; lack of community planning; environmental remediation costs impede development; decline or minimal marginal increase in equalized assessed valuation; is detrimental to the public safety, health, morals, or welfare and such an area may become a blighted area.”

This report summarizes the analyses and findings of the Village’s planning consultant, Teska Associates, Inc. (“Teska”). Determination of eligibility of the proposed Project Area is based on a comparison of data gathered through field observations by Teska, document and archival research, and information obtained from the Village of Oak Lawn and Cook County, Illinois against the eligibility criteria set forth in the Act.

Teska has prepared this report with the understanding that the Village would rely on:

1. The findings and conclusions of this report in proceeding with amending the existing Patriot Station TIF boundary to include additional parcels within the Redevelopment Project Area under the requirements of the Act; and
2. The fact that Teska has obtained the necessary information to conclude that the Project Area can be designated as a Redevelopment Project Area in compliance with the Act.

The Oak Lawn Patriot Station Amended TIF Area (the “Project Area”) is eligible for designation as a “conservation area” based on the predominance and extent of parcels exhibiting the following primary characteristics:

1. Majority of buildings over 35 years in age;
2. Obsolescence;
3. Deterioration of buildings and site improvements;
4. Inadequate utilities; and
5. Deleterious land use or layout.

Each of these factors contributes significantly towards the eligibility of the Project Area as a whole.



DESCRIPTION OF THE REDEVELOPMENT PROJECT AREA

The Project Area generally consists of those properties located on 95th Street between 50th Court on the west and Cicero Avenue on the east, and on Cicero Avenue between 95th Street on the south and 91st Street on the north. The area is predominantly commercial/retail in nature. The Project Area contains fifteen (15) structures on forty-two (42) parcels. The total area of the Project Area is approximately twenty-nine (29) acres, more or less. "Exhibit 1" illustrates the exact boundaries of the Project Area.

Exhibit 1 - Project Area Aerial Location Map

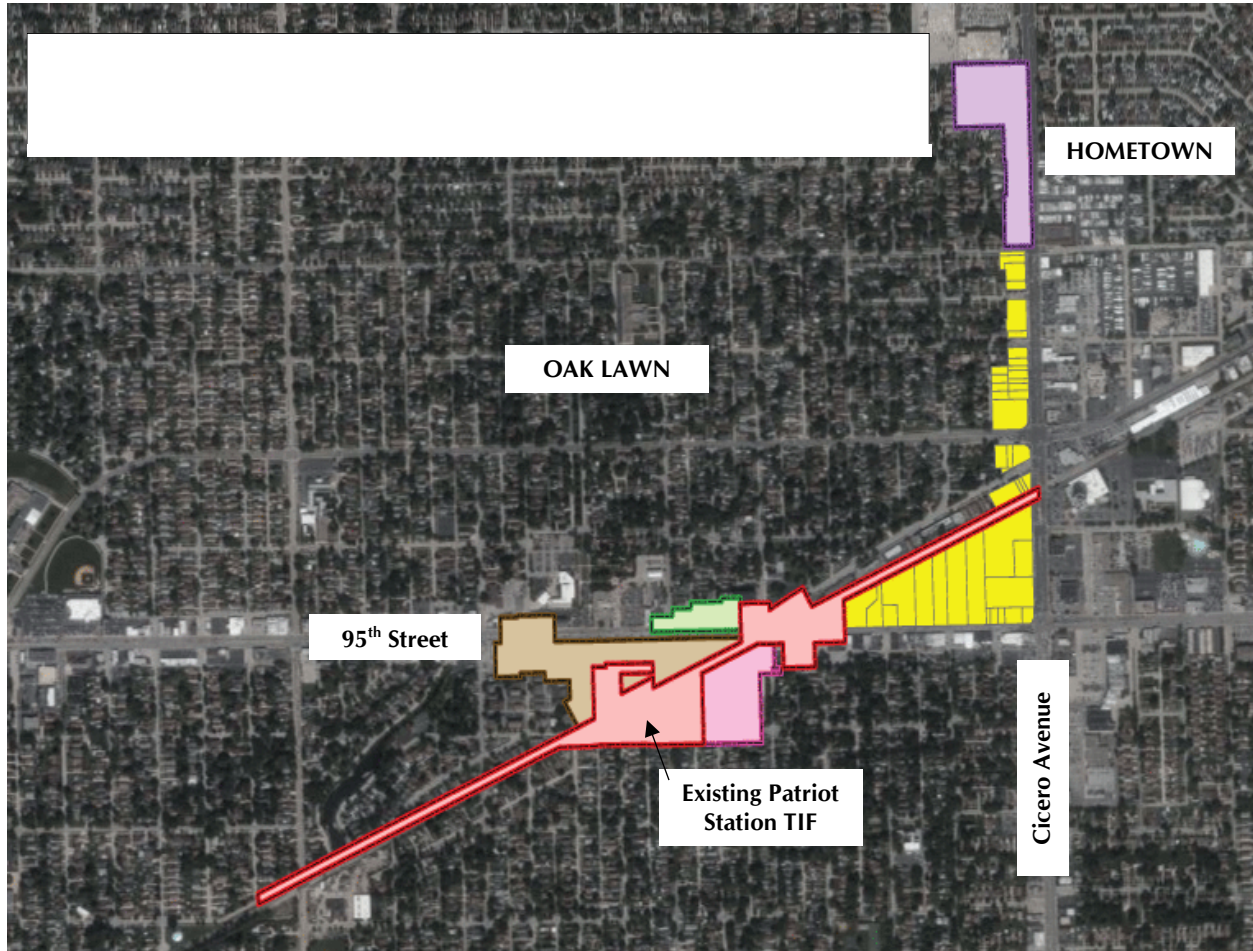
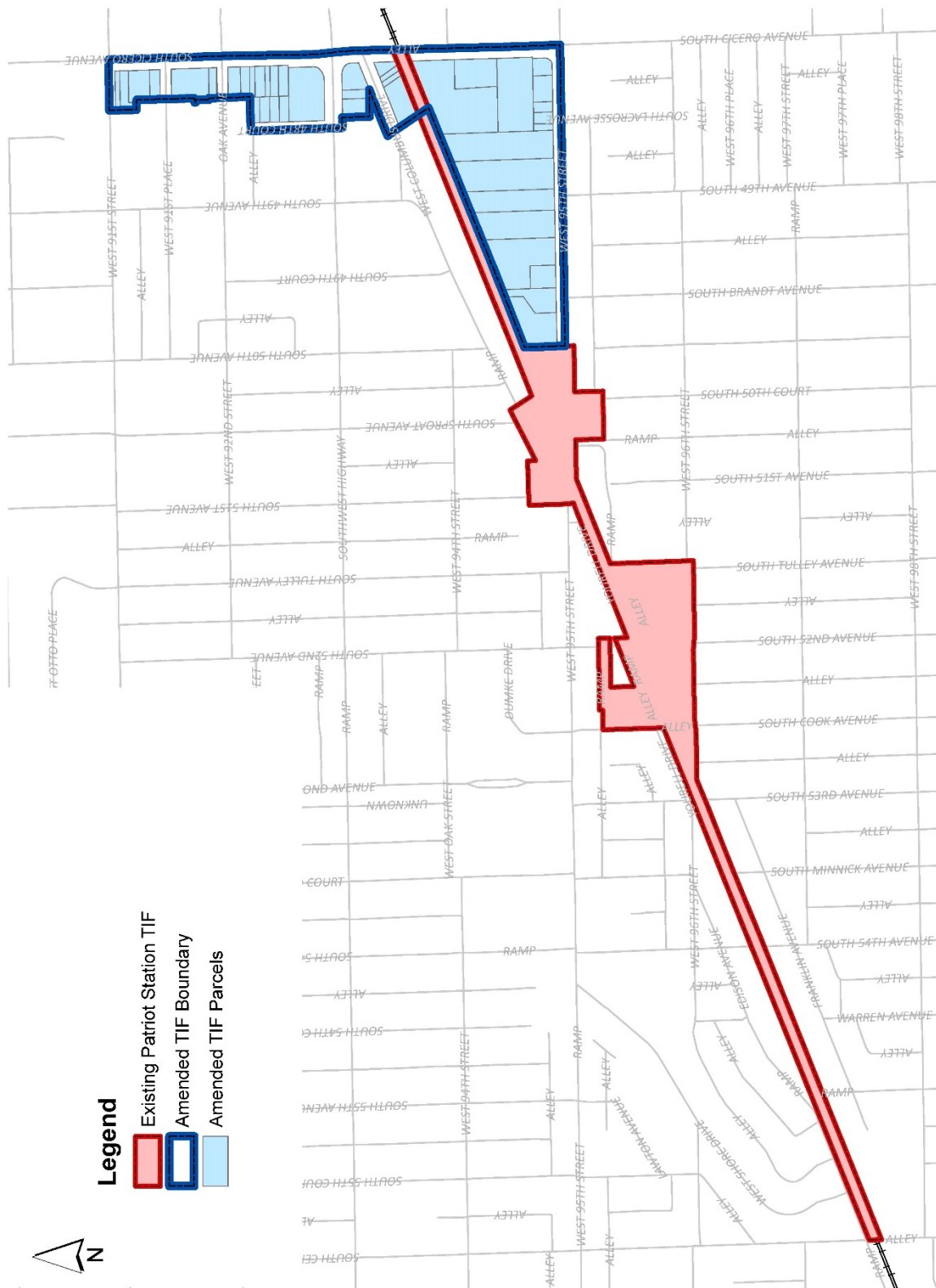


Exhibit 2 - Project Area Boundary Map



ELIGIBILITY FINDINGS

Teska conducted a field survey of every property located within the Project Area. Based on an inspection of the exteriors of buildings and grounds, field notes were taken to record the condition for each building and parcel. This survey occurred on **December 23, 2019**. Photographs further document the observed conditions. Field observations were supplemented with information provided by Village of Oak Lawn and Cook County officials.

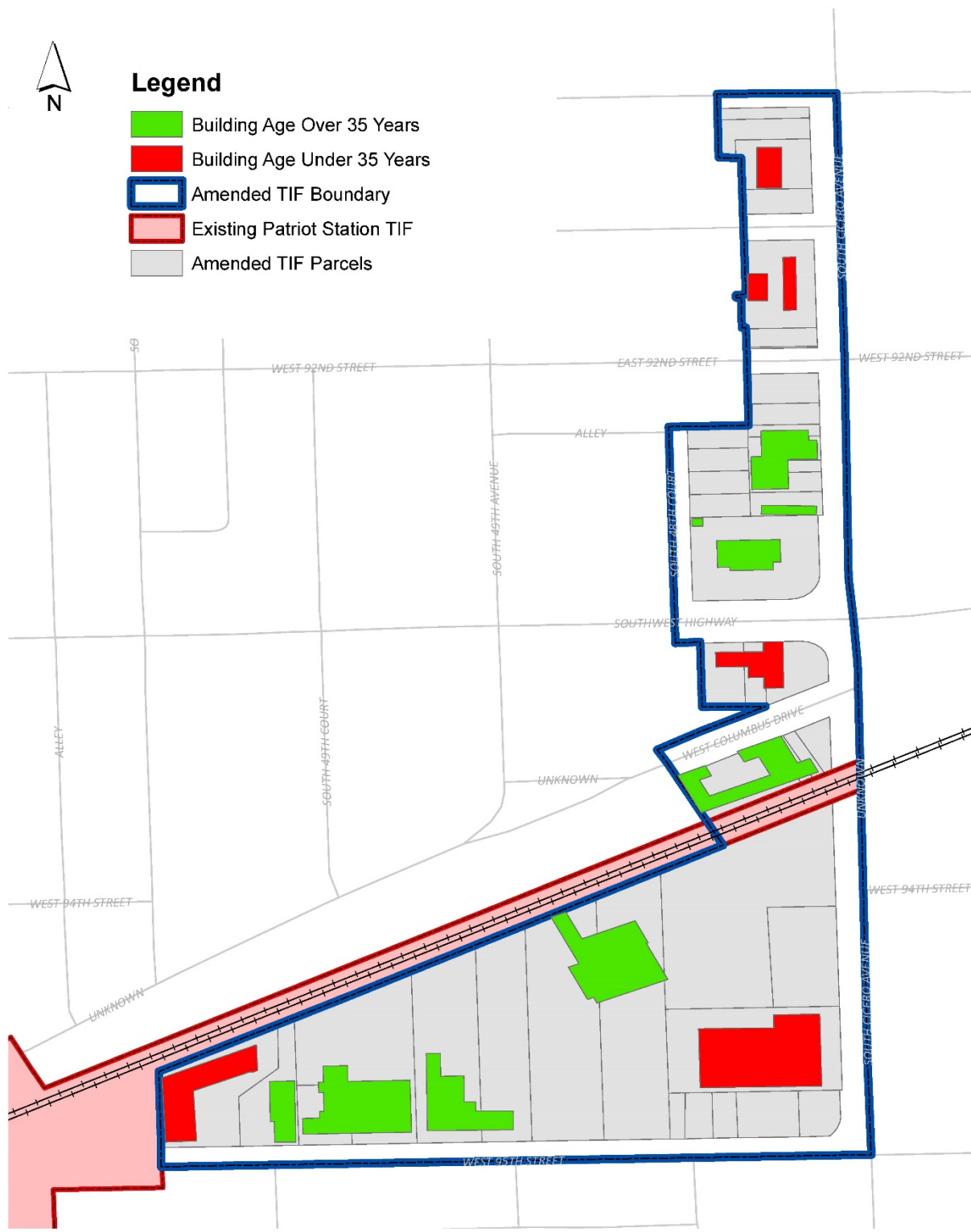
In order to be designated as a blighted area, a combination of at least five (5) of the following eligibility factors must be present to a meaningful extent and reasonably distributed throughout the Project Area. In order to be designated as a conservation area, at least 50% of the structures must be 35 years or more in age. Additionally, a combination of at least three (3) of the following eligibility factors must be present to a meaningful extent and reasonably distributed throughout the Project Area.

Age of Buildings

Based on field analysis and historical records provided by the Village of Oak Lawn and the Cook County Assessor's Office, there are a total of fifteen (15) buildings within the Project Area. Of the fifteen (15) total buildings within the Project Area, nine (9) of the buildings (60%) are more than 35 years old (see "Exhibit 2 – Building Age Map"). This clearly exceeds the statutory requirement that at least 50% of the buildings in a 'conservation area' be 35 years of age or older. Therefore, this Eligibility Report evaluates the Project Area based on the 'conservation area' requirements as set forth in the Act.



Exhibit 3 – Building Age Map



Dilapidation

Dilapidation refers to an advanced state of disrepair or neglect of necessary repairs to the primary structural components of buildings or site improvements in such a combination that a documented building condition analysis determines that major repair is required or the defects are so serious and so extensive that the buildings must be removed.

None of the structures within the Project Area displays evidence of this type of extreme physical state of disrepair. Dilapidation is therefore not present within the Project Area to a meaningful extent and does not contribute towards the designation of the Project Area as a 'conservation area.'

Obsolescence

Obsolescence is the condition or process of falling into disuse. Obsolete structures have become ill-suited for their originally intended use. With respect to properties and buildings, the nature of obsolescence may be functional or economic, or a combination of both. Generally, functional obsolescence relates to the physical utility of a property or structure, and economic obsolescence relates to the ability of a property or building to compete in the marketplace.

a) *Functional obsolescence*

The design and spatial layout of buildings and site improvements and their geographical location respond to market needs for specific uses at the time those buildings and improvements are constructed. Additionally, buildings and improvements are designed within the technological constraints of the time. Design and spatial layout characteristics of buildings and site improvements include, but are not limited to, floor area, ceiling height, column spacing, loading and service areas, building orientation, on-site parking and storage areas, and vehicular circulation.

Over time, geographical and structural changes occur within industries and real estate markets causing properties to become ill-suited for their original use, resulting in deficiencies in those buildings that limit their ability to function for their original purpose. This loss in functionality and overall usefulness or desirability of a property, diminishes the value of the building and the property.

b) *Economic obsolescence*

Economic obsolescence is generally a result of building and/or site improvements that cause some degree of market rejection, resulting in a diminished market value of the property for its originally intended use. Symptoms of economic obsolescence include excessive vacancies, lack of maintenance, deterioration, and dilapidation of buildings and site improvements.

Site improvements, including sewer and water lines, public utility lines (gas, electric, and telephone), roadways, parking areas, parking structures, sidewalks, curbs and gutters, lighting, etc., may also evidence obsolescence in terms of their relationship to contemporary development standards for such improvements. Factors of this type of obsolescence may include inadequate utility capacities, outdated designs, etc.

Typically, buildings with excessive vacancies or those classified as deteriorating or dilapidated contain undesirable building and/or site improvement conditions that may be infeasible to cure, resulting in an accelerated decline in market value. When not corrected, these building and site improvement deficiencies adversely impact neighboring areas, thereby detracting from the physical, functional, and economic vitality of the overall area.

Both economic and functional obsolescence are present to a limited degree within the Project Area. Both the Oak Lawn Animal Hospital and Tailgators are remnants of the original development along Cicero Avenue roughly seventy-five (75) years ago, and do not meet current commercial building standards. Fox's Restaurant (50 years old) and Jedi's Restaurant (35 years old) have had to accumulate adjacent residential properties to provide adequate on-site parking. Auto related uses (gas stations, lube center, auto dealership) are sufficient for current users but will be very difficult to repurpose to another use in the future. The 95th Street Plaza is a commercial/retail center that was built roughly seventy (70) years ago and does not meet current standards for commercial development. A large portion of the center has already been converted to medical/office use, and there is currently vacant space available in the center.

Evidence of both economic and functional obsolescence relating to buildings and site improvements is present and widely distributed throughout the entirety of the Project Area. The widespread presence of obsolescence therefore significantly contributes towards designation of the Project Area as a 'conservation area'.



Deterioration

With respect to buildings, deterioration refers to defects including, but not limited to, major defects in the secondary building components such as doors, windows, porches, gutters and downspouts, and fascia. With respect to surface improvements, the condition of roadways, alleys, curbs, gutters, sidewalks, off-street parking, and surface storage areas show clear evidence of deterioration, including but not limited to, surface cracking, crumbling, potholes, depressions, loose paving material, and weeds protruding through paved surfaces.

The field survey found that eight (8) out of fifteen (15) buildings (53%) exhibit some level of these types of deteriorating characteristics. Although most instances of such deterioration are not severe, clear evidence of deteriorating conditions of buildings include cracks in masonry walls and foundations, and roofs and gutters and fascia in need of repair. These issues are widely distributed throughout the Project Area.

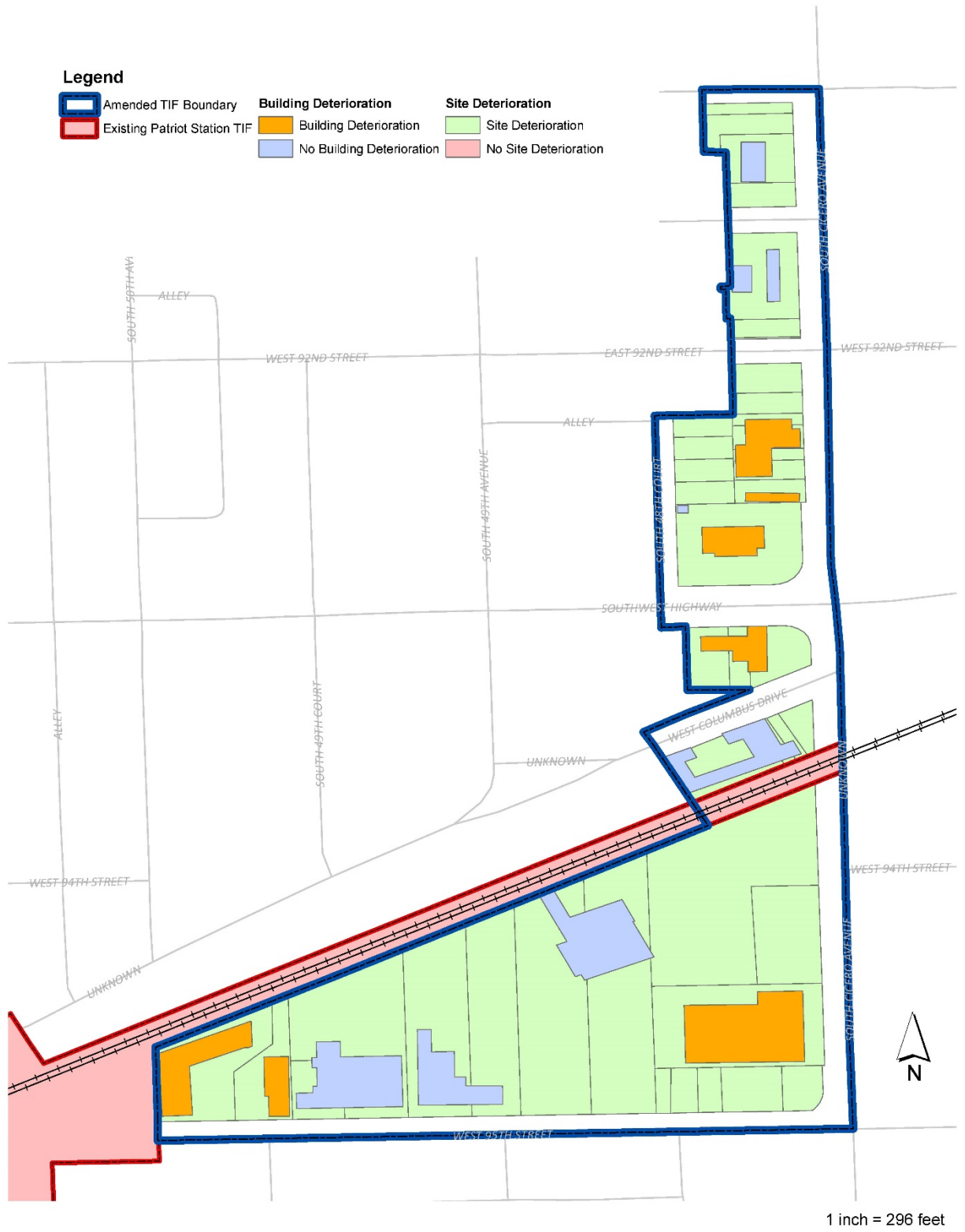
Deterioration of surface improvements was found on forty-two (42) out of forty-two (42) parcels (100%) within the Project Area. Poor conditions of streets, sidewalks, paved parking areas, driveways, fences, light poles, and curbs were the most common examples.

The distribution of deterioration, both of buildings and surface improvements, is widely distributed throughout the entirety of the Project Area. The presence of deterioration of buildings and surface improvements is therefore a significant contributing factor towards the designation of the Project Area as a 'conservation area.'





Exhibit 4 – Building and Site Deterioration Map



Illegal Use of Individual Structures

Illegal use of individual structures refers to the use of structures in violation of applicable federal, state, or local laws, exclusive of those applicable to the presence of structures below minimum code standards.

The exterior field survey conducted by Teska found no obvious instances of illegal uses of structures within the Project Area. Illegal use of individual structures therefore does not contribute towards the designation of the Project Area as a 'conservation area.'

Presence of Structures Below Minimum Code Standards

Structures below minimum code standards include all structures that do not meet the standards of zoning, subdivision, building, fire, and other governmental codes applicable to property (but not including housing and property maintenance codes).

The exterior field survey conducted by Teska found no obvious instances of structures below minimum code standards within the Project Area. Presence of structures below minimum code standards therefore does not contribute towards the designation of the Project Area as a 'conservation area.'

Excessive Vacancies

Excessive vacancies refer to the presence of buildings that are unoccupied or under-utilized and that represent an adverse influence on the area because of the frequency, extent, or duration of the vacancies.



The only buildings within the Project Area that exhibit vacancies is the 95th Street Plaza commercial center. This commercial center has limited medical/retail space currently available. The remainder of the buildings within the Project Area are fully occupied and exhibit no vacancies.

Although some limited vacancies of commercial users are present within the project Area, these vacancies are isolated to one commercial center and are not widespread and/or evenly distributed throughout the entirety of the Project Area. Excessive vacancies therefore does not contribute towards the designation of the Project Area as a 'conservation area.'

Lack of Ventilation, Light, or Sanitary Facilities

Inadequate ventilation is characterized by the absence of adequate ventilation for light or air circulation in spaces or rooms without windows, or that require the removal of dust, odor, gas, smoke, or other noxious airborne materials. Inadequate natural light and ventilation means the absence or inadequacy of skylights or windows for interior spaces or rooms and improper window sizes and amounts by room area to window area ratios. Inadequate sanitary facilities refer to the absence or inadequacy of garbage storage and enclosure, bathroom facilities, hot water and kitchens, and structural inadequacies preventing ingress and egress to and from all rooms and units within a building.

None of the buildings in the Project Area are known to exhibit this characteristic of lack of ventilation, light or sanitary facilities. Therefore, lack of ventilation, light, or sanitary facilities does not contribute towards the designation of the Project Area as a 'conservation area.'

Inadequate Utilities

This factor relates to all underground and overhead utilities such as storm sewers and storm drainage, sanitary sewers, water lines, and gas, telephone, and electrical services that are shown to be inadequate. Inadequate utilities are those that are: (i) of insufficient capacity to serve the uses in the redevelopment project area, (ii) deteriorated, antiquated, obsolete, or in disrepair, or (iii) lacking within the redevelopment project area.



There are a number of infrastructure issues present within the Project Area, as identified by Village officials, including:

1. Sidewalk and curb replacement;
2. Parking lot repaving/resurfacing;
- 3.

The documented infrastructure issues (are/are not?) significant and (are/not?) widely distributed throughout the Project Area. Therefore, inadequate utilities (does/does not?) contribute towards the designation of the Project Area as a 'conservation area.'

Excessive Land Coverage and Overcrowding of Structures and Community Facilities

This factor relates to the over-intensive use of property and the crowding of buildings and accessory facilities onto a site. Examples of problem conditions warranting the designation of an area as exhibiting excessive land coverage include: the presence of buildings either improperly situated on parcels or located on parcels of inadequate size and shape, in relation to present-day standards of development for health and safety, and the presence of multiple buildings on a single parcel. For there to be a finding of excessive land coverage, these parcels should exhibit one or more of the following conditions: insufficient provision for light and air within or around buildings, increased threat of spread of fire due to the close proximity of buildings, lack of adequate or proper access to a public right-of-way, lack of reasonably required off-street parking, or inadequate provision for loading and service.

None of the parcels within the Project Area exhibit excessive land coverage and/or overcrowding of structures. Therefore, excessive land coverage and overcrowding of structures does not contribute factor towards the designation of the Project Area as a 'conservation area.'

Deleterious Land Use or Layout

Deleterious land uses include the existence of incompatible land-use relationships, buildings occupied by inappropriate mixed-uses, or uses considered to be noxious, offensive, or unsuitable for the surrounding area.

The Project Area contains a mix of commercial/retail and office uses located primarily along major regional arterials (Cicero Avenue and 95th Street). The Project Area is adjacent to residential neighborhoods to the west and north, which has resulted in high-intensity commercial uses (auto lube center, auto dealership, McDonald's drive-thru, and multiple gas stations) located in very close proximity to single-family residential homes. This encroachment of commercial uses into residential areas is widespread throughout the entirety of the Project Area and has provided little to no screening and/or buffering of these high-intensity uses. These incompatible land use relationships can have a detrimental effect on neighboring property values.

Deleterious land use or layout is therefore a significant contributing factor towards the designation of the Project Area as a 'conservation area.'





Lack of Community Planning

Lack of community planning occurs when the proposed redevelopment project area was developed prior to, or without the benefit or guidance of, a community plan. This means that the development occurred prior to the adoption by the municipality of a comprehensive or other community plan or that the plan was not followed at the time of the area's development. This finding may be amplified by evidence of adverse or incompatible land-use relationships, inadequate street layout, improper subdivision, parcels of inadequate shape and size to meet contemporary development standards, or other evidence demonstrating an absence of effective community planning.



The Village's first comprehensive plan was adopted in 1962 (roughly 58 years ago). As previously detailed in this report, the majority of buildings within the Project Area are in excess of 35 years in age. Although the Project Area does contain a mixture of older and newer developments, the majority of the Project Area was developed after the first comprehensive plan of 1962. Therefore, lack of community planning does not contribute towards the designation of the Project Area as a 'conservation area.'

Environmental Clean-Up

This factor is relevant when the area has incurred Illinois Environmental Protection Agency or United States Environmental Protection Agency remediation costs for, or a study conducted by an independent consultant recognized as having expertise in environmental remediation has determined a need for, the clean-up of hazardous waste, hazardous substances, or underground storage tanks required by State or federal law, provided that the remediation costs constitute a material impediment to the development or redevelopment of the redevelopment project area.

Given the age of some of the buildings within the Project Area, environmental issues may exist to some degree. However, there is no documented evidence of specific environmental issues or required remediation efforts. Environmental clean-up does not therefore contribute towards the designation of the Project Area as a 'conservation area.'

Decline in the Equalized Assessed Value

This factor can be cited if the total equalized assessed value (EAV) of the proposed Project Area has declined for three (3) of the last five (5) calendar years for which information is available; or is increasing at an annual rate that is less than the balance of the municipality for three (3) of the last five (5) calendar years for which information is available; or is increasing at an annual rate that is less than the Consumer Price Index for All Urban Consumers published by the United States Department of Labor or successor agency for three (3) of the last five (5) calendar years for which information is available.

Exhibit 5 – Equalized Assessed value

CATEGORY	2013	2014	2015	2016	2017	2018
Total EAV of Project Area	Unknown?	Unknown?	\$14,659,816	\$15,349,650	\$16,208,046	\$15,664,258
Percent Change in EAV				4.49%	5.30%	-3.47%
EAV of Village (excluding Project Area)	\$1,089,826,609	\$1,103,826,609	\$977,926,518	\$1,021,394,425	\$1,180,099,293	\$1,146,192,180
Percent Change in EAV				4.26%	13.45%	-2.96%
CPI for All Urban Consumers	232.957	236.736	237.017	240.008	245.120	251.107
Percent Change in CPI	n/a	1.60%	0.12%	1.25%	2.09%	2.38%

The equalized assessed value for all of the parcels within the Project Area has decreased in one (1) of the previous five (5) years (2018). The Project Area has increased at a lesser rate than the remainder of the Village of Oak Lawn (excluding the Project Area) in two (2) of the previous five (5) years. The Project Area has increased at a lesser rate than the Consumer Price Index (CPI) in one (1) of the previous five (5) years (2018).

Additional research into 2013-2014 assessment data, and comparison against the total Village EAV, is required.

Decline in the equalized assessed value does not contribute toward the designation of the Project Area as a ‘conservation area’ due to insufficient decline in EAV of the Project Area as a whole, and as compared to the remainder of the Village of Oak Lawn, and to the Consumer Price Index.

CONCLUSION

Based on the findings contained within this Eligibility Report, the amended Project Area as a whole qualifies as a 'conservation area' according to the eligibility criteria established in the Act, and based on the predominance and extent of parcels exhibiting the following characteristics:

1. Majority of buildings over 35 years in age;
2. Obsolescence;
3. Deterioration of buildings and site improvements;
4. **Inadequate utilities**; and
5. Deleterious land use or layout.

Each of these factors contributes significantly towards the eligibility of the Project Area as a 'conservation area.' All of these characteristics point to the need for designation of the Project Area as a 'conservation area', to be followed by public intervention in order that redevelopment might occur.

Therefore, the Patriot Station TIF amended Project Area qualifies as a 'conservation' area when evaluated against the eligibility criteria as established in the Act. The existing Patriot Station TIF can therefore be amended to include the additional parcels evaluated in this Eligibility Report.

Patriot Station Area Tax Increment Financing District Redevelopment Plan and Program **Amendment**

Village of Oak Lawn, Illinois



DRAFT REPORT

November 2016

Revised March 2020

Prepared by Teska Associates, Inc.



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INTRODUCTION

Originally established in the late 1990s, the Village created three separate and adjacent TIF districts (The Triangle Redevelopment Plan, Train Station Redevelopment Plan, and Commuter Parking Lot/Station Redevelopment Plan) to facilitate the development of Oak Lawn's downtown and Metra Station area. Together these TIF Districts have been instrumental in facilitating the revitalization of the area around the Metra commuter rail station and associated station improvements, including new multi-story housing, commercial and a public parking structure adjacent to the station.

The Patriot Station TIF was originally established in 2016 to provide adequate funding support for additional planned improvements in the area, redevelopment of underutilized and vacant buildings and properties, and to provide for needed public roadway and traffic improvements. In 2019, the Village determined that additional parcels located along Cicero Avenue would also benefit from inclusion within the existing Patriot Station TIF and initiated an amendment to the original Patriot Station TIF Redevelopment Plan.

The purpose of the Patriot Station TIF project is to establish a long-term revitalization plan that will be guided by the Tax Increment Redevelopment Plan and Program (the "Redevelopment Plan"). The Village of Oak Lawn will use tax increment financing (TIF) as a tool to facilitate development within the Project Area. The Village developed this Redevelopment Plan to guide public and private improvement and investment decisions and expenditures. The Redevelopment Plan recognizes the importance of conserving both land and building taxable value, as well as protecting the existing character and stability of Oak Lawn.

The Redevelopment Plan is an important step for the Village to improve the Patriot Station area to strengthen economic development and job growth. This Redevelopment Plan will provide a framework for future years' redevelopment of the Project Area regarding improvements and reinvestment over the next 23 years. The goals of the Redevelopment Plan include: creating a funding mechanism to provide the necessary public infrastructure and financial incentives required to encourage the improvement and redevelopment of existing businesses, remove blighting conditions, and promote development of vacant land and underutilized buildings for uses that will contribute to the economic strength and vitality of Oak Lawn.

Village officials have determined that, without direct municipal involvement and financial assistance, the Village's goals and objectives for this area—particularly the economic development goals for the Patriot Station area identified in the Oak Lawn Comprehensive Plan and 95th Street Corridor Plan cannot be met. To encourage new investment in the Project Area, the Village of Oak Lawn has created the following Redevelopment Plan and Program to identify an effective approach to facilitate such development.

REDEVELOPMENT PROJECT AREA DESCRIPTION

The original Project Area included parcels around Patriot Station, along 95th Street and the Metra rail line. The parcels are in two clusters, connected by the rail line. The first is north and south of 95th Street near 51st Avenue, encompassing parts of the Metra parking lot, the Tank Memorial Site, and the David’s Bridal site. South of 95th Street it encompasses the commercial property and parking lot between 51st Avenue and 50th Court, as well as the two small lots behind it. The second cluster is south of 95th Street. It includes most of the parking lot between Cook Avenue, Yourell Drive, and 52nd Avenue, and the area between the rail line, 96th Street, and Tulley Avenue. The original Project Area includes mostly commercial and industrial uses. Covering approximately 17 acres, the original Project Area includes 7 structures on 26 parcels.

The amended Project Area includes additional parcels located along Cicero Avenue north of the railroad tracks, and along 95th Street south of the railroad tracks and west of Cicero Avenue. The amended parcels are primarily commercial/retail in nature, including a total of 15 structures on 42 parcels.

Figure 1 below illustrates the boundaries of the original Patriot Station Project Area and other nearby TIF districts. Figure 2 on the following page specifically highlights the new parcels to be included in the amended Patriot Station TIF district.

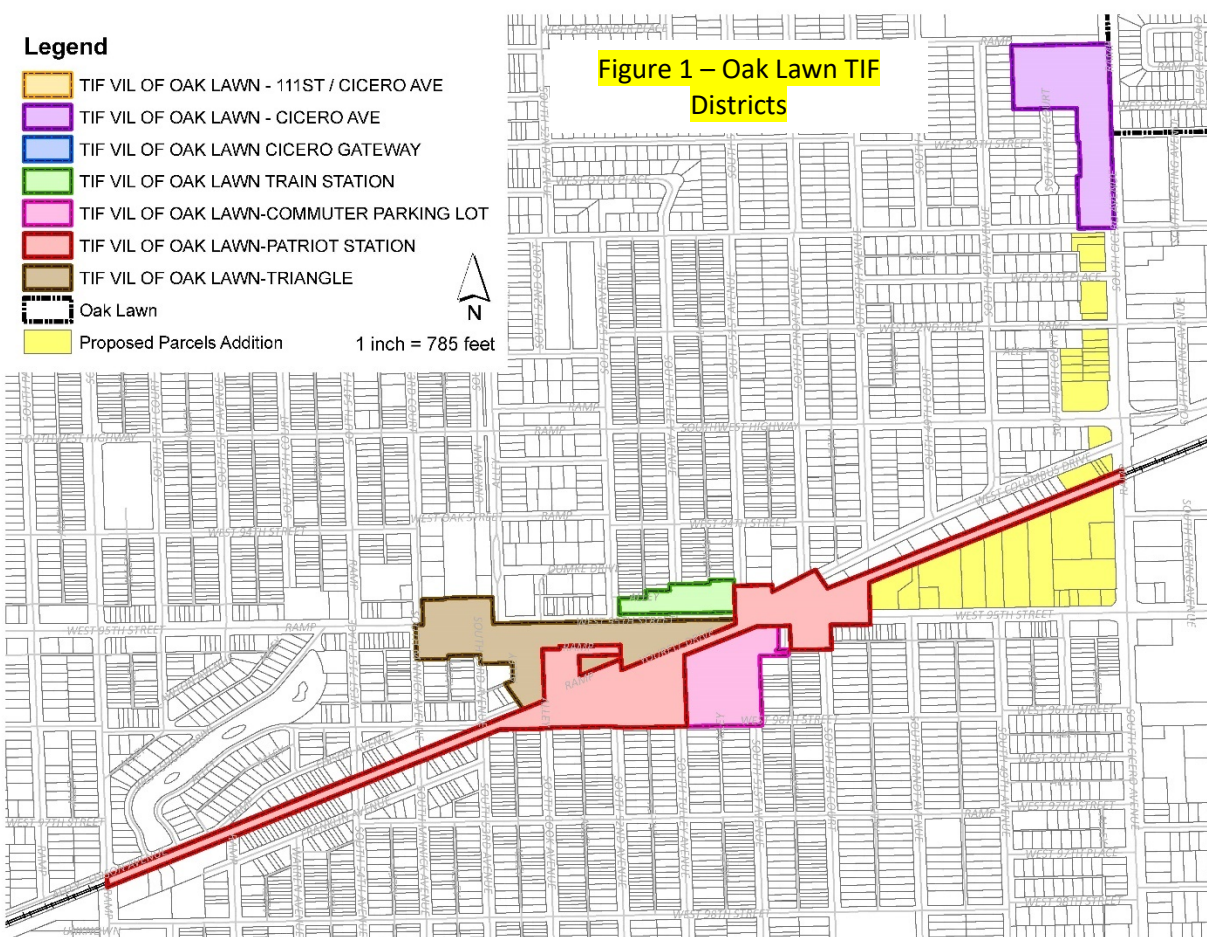
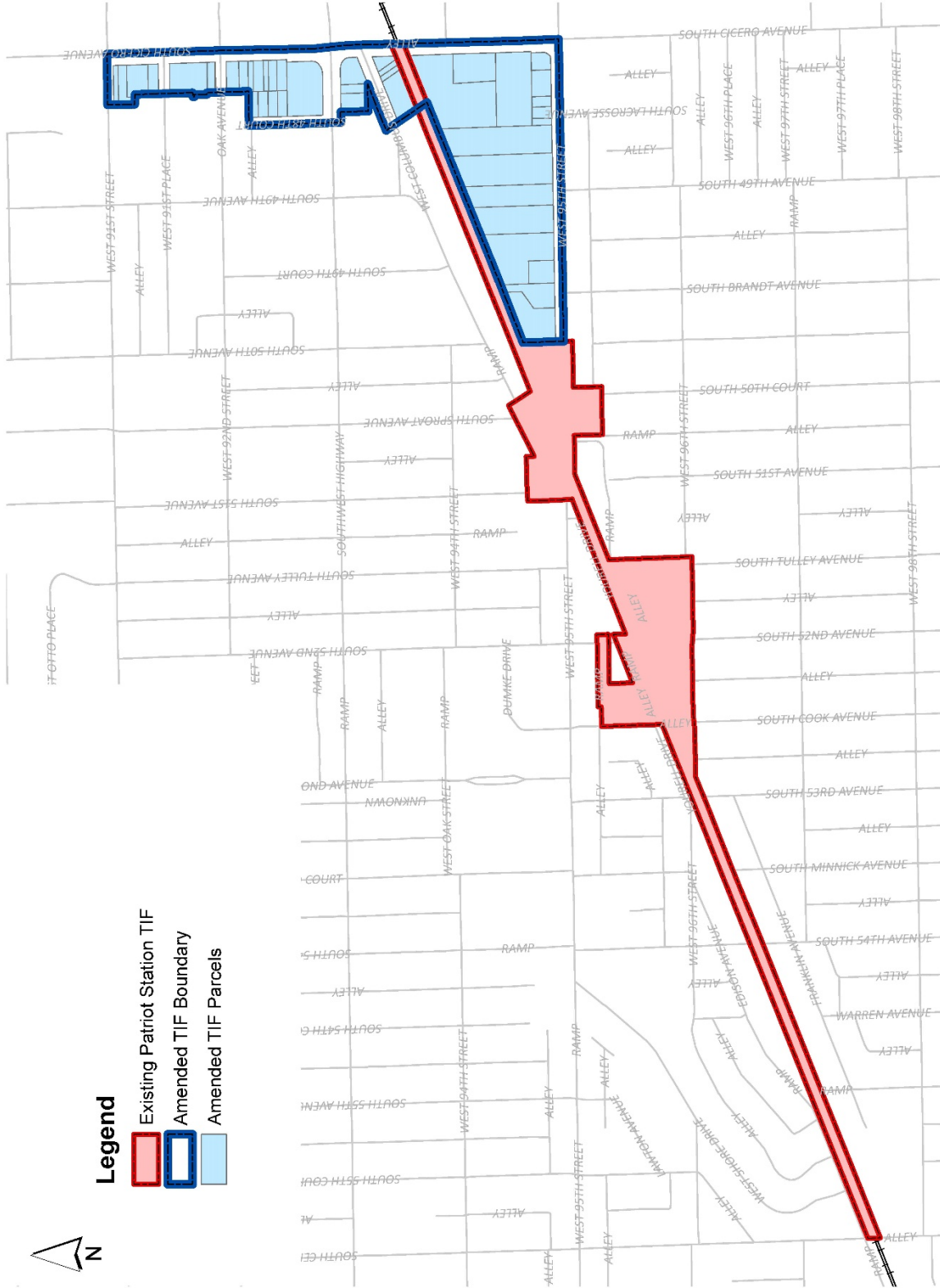


Figure 2 – Patriot Station TIF Amended Boundary Map



1 inch = 707 feet

Summary of the Eligibility of the Proposed Project Area TIF District

The eligibility of the original Patriot Station TIF was determined in September of 2016. The original Redevelopment Area qualified for designation under the following eligibility criteria:

1. Age of Structures;
2. Deterioration;
3. Structures below minimum code standards;
4. Lack of community planning;
5. Deleterious Land Use or Layout;
6. Inadequate utilities;
7. Decline in equalized assessed value (EAV);
8. Excessive vacancies; and
9. Excessive land coverage.

In December of 2019, a study was undertaken, consistent with the Act and related procedural guidelines, to determine the eligibility of the Patriot Station Project Area Amendment. These "Eligibility Findings" indicate that the proposed Project Area meets the statutory requirements of a "conservation area" (50% of the buildings within the Project Area at least 35 years or more in age and a combination of at least three blighting factors), and is therefore eligible for designation as a "Tax Increment Finance Redevelopment Project Area."

As detailed in Appendix A – Tax Increment Financing Amendment Eligibility Report, the amended Project Area is eligible for designation as a "conservation area" due to the predominance and extent of the following characteristics:

1. Age of structures;
2. Obsolescence;
3. Deterioration;
4. Inadequate utilities; and
5. Deleterious land use or layout.

Each of these factors contributes significantly to the eligibility of the Project Area as a 'conservation area.' All of these characteristics point towards the need for designation of the Project Area as a "conservation area" to be followed by public intervention in order that redevelopment might occur.

REDEVELOPMENT GOALS AND OBJECTIVES

The Redevelopment Plan aims to use the current conditions within the Project Area that have caused the area's inability to achieve the Village's goals established in the Comprehensive Plan and the 95th Street Corridor Plan. The Village has had a clear and strong desire for the Project Area to contribute economically to the overall Village from new opportunities such as new development, redevelopment, and improvements throughout the Project Area.

The goals listed below for this Redevelopment Plan are based on those found in the Village's Comprehensive Plan and the 95th Street Corridor Plan.

1. Promote the Patriot Station TIF Project Area as a unique and viable site for catalyst developments including medical and office uses, as well as other commercial and residential uses that can further attraction of investment and mixed-uses.
2. Encourage development and land uses that reflect the Patriot Station TIF's transit-oriented location near the Metra station to incorporate higher-density buildings and compact design.
3. Create a sustainable mixed-use district that both serves current resident and business needs as well as acts as a regional destination in order to increase property and sales tax revenues and to spur additional growth and redevelopment.
4. Promote the 95th Street Corridor as a main commercial activity area by incorporating a mix of retail, service, institutional, and transportation uses.
5. Emphasize the "Heart of Oak Lawn" ideal by creating a strong and unique sense of place through physical features, including new development, redevelopment, and improvements to appearances along major corridors.
6. Enhance the appearance of the Project Area in alignment with the Comprehensive Plan and 95th Street Corridor Study including streetscape, landscape, and gateway improvements.
7. Provide new and improve existing pedestrian and bike infrastructure to allow better coordination with auto-oriented spaces within the Project Area.
 - a. Use these improvements to create pedestrian-oriented connections and areas throughout the Project Area as discussed in the 95th Street Corridor Plan.
8. Incorporate landscaping and screening where buffering is needed to mitigate issues related to commercial lots and parking neighboring residential properties.
9. Focus economic development on retaining and improving existing businesses as well as attracting new business to improve the tax base and create more employment and shopping opportunities for the community.
10. Maintain and incorporate new, strong public/private partnerships when possible to better coordinate financial resources in carrying out goals and objectives set out by the Comprehensive Plan, 95th Street Corridor Plan, and this Redevelopment Plan.
 - a. Encourage development of vacant properties and redevelopment or improvements of deteriorated properties by private investment using financial incentives.
11. Ensure municipal utilities are providing the necessary infrastructure that will make new, private development and redevelopment easier through upgrades and expansion.
12. Provide enough parking to support existing and new development, as well as commuter parking for Metra by expanding and/or consolidating existing public parking.
 - a. When possible, limit parking to align with transit-oriented development ideals for the Patriot Station TIF Project Area's location near the Metra station.
13. Encourage private purchase of Project Area properties for redevelopment and, if needed, pursue public acquisition.

REDEVELOPMENT PLAN & PROGRAM

Undertaking the development and improvement of the Patriot Station TIF Project Area is a large task for the Village that will present both challenges and opportunities. An implementation strategy needs to be put in place to ease the process and assist in the revitalization of properties within the Project Area, as well as stimulate private development throughout the Village. Business attraction and expansion will be key parts of the strategy. The Village will make significant public investments in the area supported by anticipated new revenues generated through property tax increment. These Village investments have resulted in attracting private development efforts that will stimulate the comprehensive revitalization of the entire Project Area. The adoption of this Redevelopment Plan and Program will aid in the implementation of the goals and objectives of the Village, and will assist in stimulating additional development and rehabilitation, which otherwise could not reasonably be anticipated to occur without the adoption of this Redevelopment Plan.

The Act describes a Redevelopment Plan as:

"...the comprehensive program of the municipality for development or redevelopment intended by the payment of redevelopment project costs to reduce or eliminate those conditions, the existence of which qualified the redevelopment project area as a blighted area or conservation area ..., and thereby serves to enhance the tax bases of the taxing districts which extend into the redevelopment project area."

Successfully implementing the Redevelopment Plan will require the Village to take advantage of the real estate tax increment attributed to the Project Area as provided for by the Act. The Project Area would not reasonably be developed and improved as planned by the Village without the use of such incremental revenues.

Ultimately, the implementation of the Redevelopment Plan and Project will benefit the Village and all the taxing districts in the form of a significantly expanded tax base. The designation of the area as a Redevelopment Project Area will allow the Village to address deficiencies including (but not limited to):

- Establishing a pattern of land-use activities that will increase efficiency and residential uses and economic relationships, especially as such uses complement adjacent retail and residential uses;
- Entering into redevelopment agreements in order to include the redevelopment of properly and/or to induce new development to locate within the Project Area;
- Coordinating and providing adequate parking for all redevelopments;
- Coordinating redevelopment uses located within floodplain areas;
- Improving area appearance through landscape, streetscape and signage programs;
- Coordinating land assembly in order to provide sites for more modern redevelopment plans; and
- Providing infrastructure that is adequate in relation to redevelopment plans.

Purpose of the Redevelopment Plan

Pursuant to the Act, the purpose of a Redevelopment Plan for the Project Area is to promote the health, safety, morals, and welfare of the general public by:

1. Eradicating blighting conditions and instituting conservation measures;
2. Removing and alleviating adverse conditions by encouraging private investment of underutilized and vacant properties which will strengthen the economy, tax base, business environment, and living environment;
3. Improving existing public utilities and expanding roads within the area; and
4. Enhancing the overall quality of the Project Area and adjacent neighborhoods.

Redevelopment Land Use Plan

The aim of the Redevelopment Plan is the revitalization of the Project Area as a commercial, residential and business center providing a mix of uses that offer a variety services, residential options, employment opportunities, and improvements to the health, safety, property values, and quality-of-life of the Village of Oak Lawn.

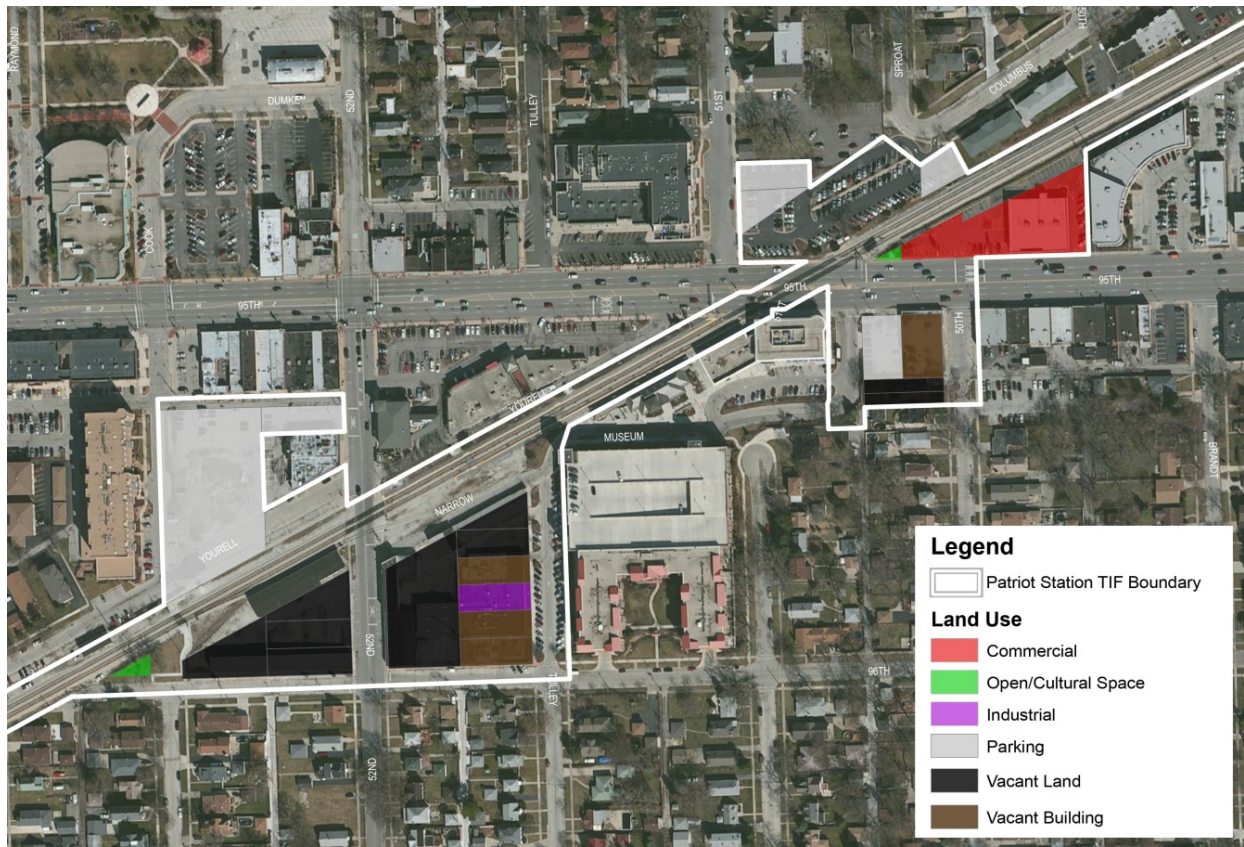


Figure 3 - Existing Land Use
Original Patriot Station Redevelopment Plan (2016)

Figure 5 – Existing Land Use, Amendment Parcels

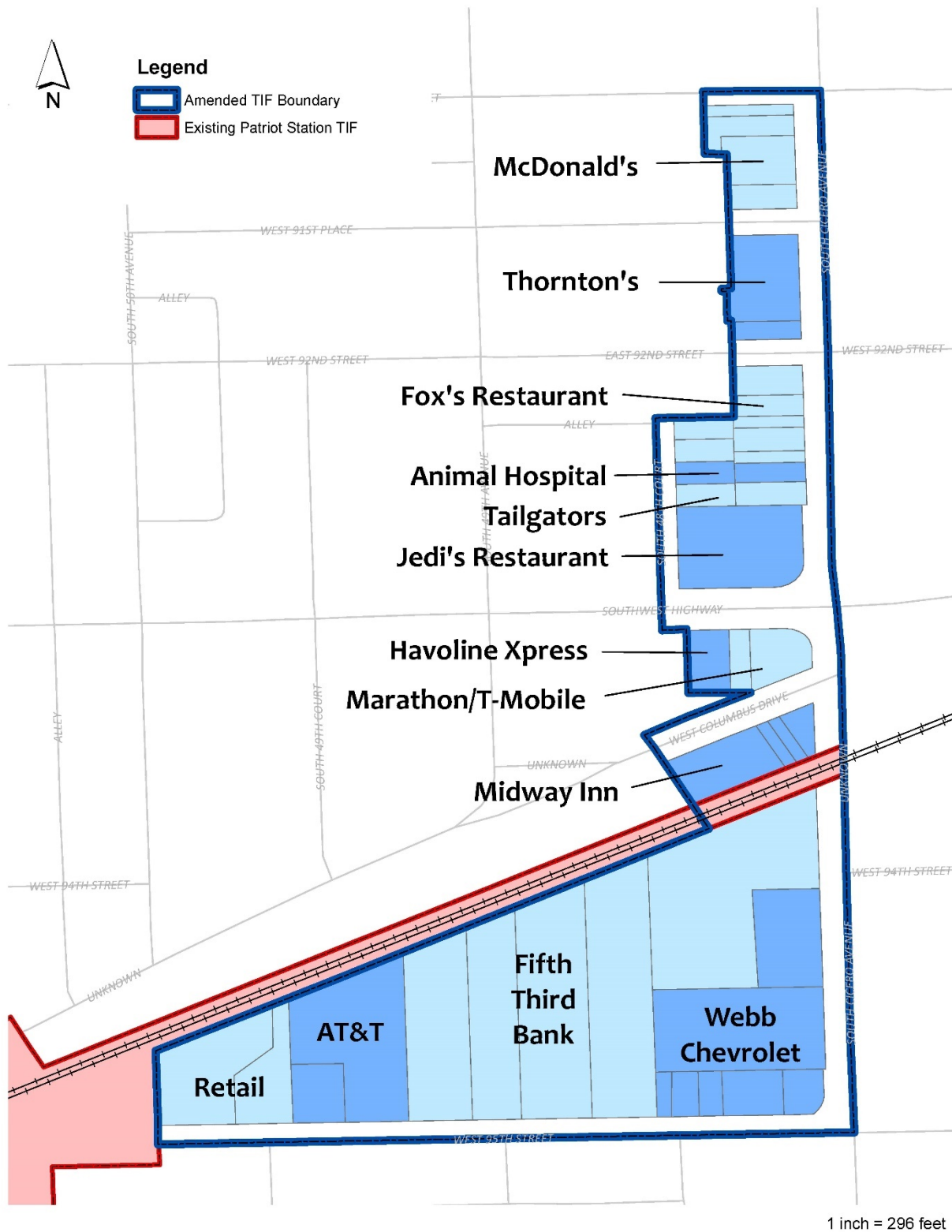
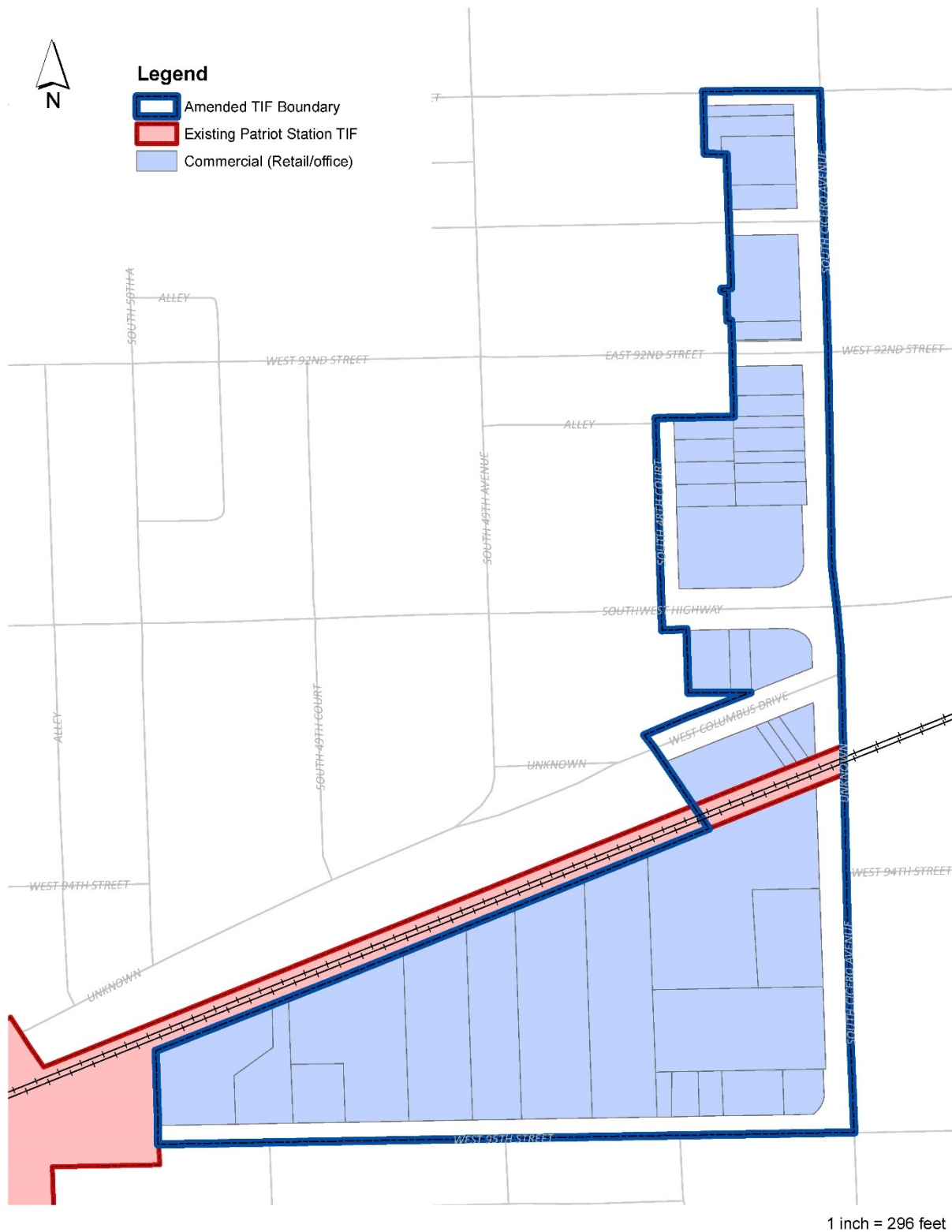


Figure 6 – Future Land Use, Amendment Parcels



Future Land Use Plan

The Future Land Use Plan in Figure 5 (Original) and Figure 6 (Amendment) indicates a configuration of land uses that are anticipated to create the optimal scenario for long-term growth and redevelopment of the Project Area. Below is a summary description of each land use type:

Mixed-Use

Mixed-uses are the most predominant recommended use for the original Project Area. This land use classification includes commercial, office, and multi-family residential. Typically, commercial uses such as retail or restaurants will locate on the first floor with either office or multi-family residential above. This use will incorporate the 95th Street Corridor Plan's Town Center land use which involves strengthening connectivity between Metra and PACE, supporting transit-oriented land uses, enhanced pedestrian and bike accommodations, and emphasis on the area being the Village's cultural destination with placemaking techniques.

Commercial

Commercial land uses for the future of the Project Area will include retail and service use along 95th Street and Cicero Avenue that will enhance the corridor. This land use classification includes individual businesses on smaller lots with lower densities. According to the 95th Street Corridor Plan, uses along the commercial corridor will include bus, pedestrian, and bike access where possible and have best practices regarding design guidelines.

Multi-family Residential

This land use classification includes multi-family buildings. This land use aims to see townhomes built across the street from the new, existing multi-family building. This use will also incorporate the 95th Street Corridor Plan's Town Center land use like the mixed-use classification above.

Open/Cultural Space

This land use classification preserves two small existing parcels in the original redevelopment boundary. The first is the triangular-shaped parcel where the Tank Memorial sits. The other triangular-shaped parcel is a maintained green space.

Parking

Parking will be provided in either surface lots or parking structures. These will facilitate new development in the area. This use will also incorporate the 95th Street Corridor Plan's Town Center land use like the mixed-use and multi-family residential categories.

Redevelopment Plan Activities

The purpose of the Redevelopment Plan for the Project Area is to identify the necessary infrastructure, and the financial and regulatory incentives that are needed to support development, and the retention, expansion, and improvement of existing businesses. The objective of these investments is to encourage private investment in the Project Area in order to redevelop underutilized and vacant buildings and parcels. Overall, the following redevelopment activities will contribute to the long-term economic health and vitality of the Project Area and Village of Oak Lawn.

The Village of Oak Lawn will entertain other development proposals for blocks or parcels if the proposed uses are consistent with the overall intent of the Village Comprehensive Plan, the 95th Street Corridor Plan, and the **original/amended** Patriot Station Redevelopment Plan.

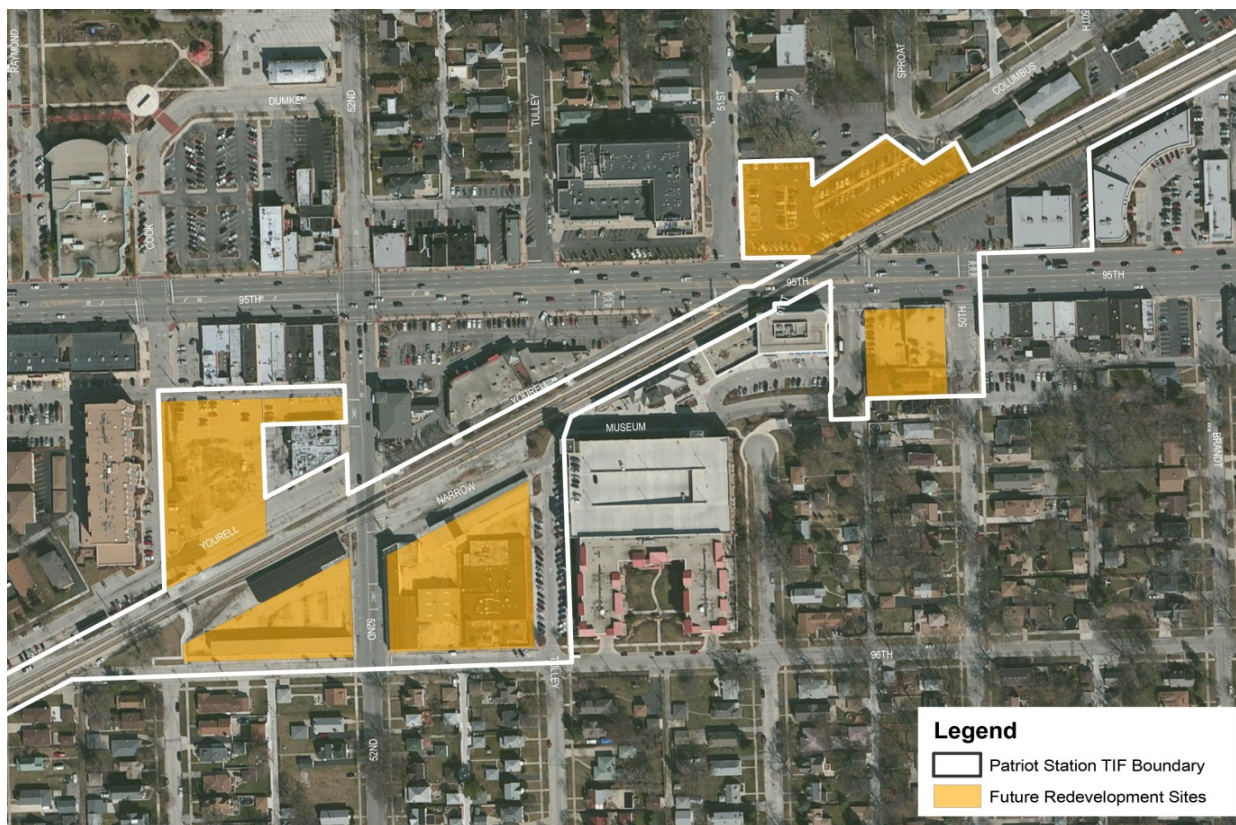


Figure 7 - Future Redevelopment Sites
Original Patriot Station Redevelopment Plan (2016)

Figure 7 displays the five key redevelopment opportunity sites within the Project Area. There are no additional key redevelopment opportunity sites located within the amended Project Area boundary.

The key redevelopment opportunity sites are those parcels or clusters of parcels that offer a likelihood of being developed over the 23-year life of the TIF District, primarily due to factors such as the presence of vacant or underutilized parcels, and parcels that contain obsolete uses. Additional development activity may also occur on other parcels not specifically highlighted on Figure 7 over the life of the TIF and would also be eligible for potential TIF funding assistance.

The Future Land Use Plan and Future Redevelopment Sites maps identified in this document shall not each serve as a guide for development within the Project Area. They are not meant to establish specific requirements and should not be rigidly interpreted. Adjustments may be made in response to market conditions and other key factors as long as they remain consistent with the Village's overall goals and objectives. Designation of a property as a development opportunity site merely suggests future potential that may be realized through site improvements to better accommodate existing uses or through more significant redevelopment efforts.

The redevelopment opportunity sites identified on Figure 7 include projects that may require assembly of properties, the demolition of existing structures, rehabilitation of existing structures, and/or the construction of new structures.

Undertaking redevelopment activities outlined above will generate increased tax revenues, expand the availability of parking, high quality retail, residential, and office space in Oak Lawn, and stimulate additional development in surrounding areas.

Property Improvements

In addition to redevelopment activities identified above, the Redevelopment Plan recommends improvements and expansion to existing properties and buildings, including building maintenance and repair, parking lot repair and reconstruction, and façade enhancements that will occur within the Project Area throughout the 23 year life of the TIF District. However, it is difficult to accurately predict on a parcel-by-parcel basis which of these properties will be improved.

Housing Displacement Certification

As described in both the summary of existing land uses and the Redevelopment Plan and Program section of this document, the Project Area (including the amended Project Area) does not include residential units, and the implementation of the Redevelopment Plan will not result in displacement of residents from 10 or more inhabited residential units. Therefore, the Village certifies that such displacement will not result from the plan, and a housing impact study need not be performed.

Eligible Project Costs

Redevelopment project costs mean and include the sum total of all reasonable or necessary costs incurred or estimated to be incurred, and any such costs incidental to the Redevelopment Plan and Program. As provided by the Act, such costs may include, without limitation, the following:

1. Costs of studies, surveys, development of plans, and specifications, implementation and administration of the Redevelopment Plan including but not limited to staff and professional service costs for architectural, engineering, legal, financial, planning or other services.
2. The cost of marketing sites within the Project Area to prospective businesses, developers, and investors.
3. Property assembly costs including, but not limited to, acquisition of land and other property, real or personal, or rights or interests therein, demolition of buildings, site preparation and site improvements that serve as an engineered barrier addressing ground level or below ground environmental contamination, including, but not limited to parking lots and other concrete or asphalt barriers, and the clearing and grading of land.
4. Costs of rehabilitation, reconstruction, repair, or remodeling of existing private or public buildings, fixtures, and leasehold improvements; and the cost of replacing an existing public building if pursuant to the implementation of a redevelopment project the existing public building is to be demolished to use the site for private investment or devoted to a different use requiring private investment.
5. Costs of the construction of public works or improvements.
6. Costs of jobs training and retraining projects, including the cost of "welfare to work" programs implemented by businesses located within the Project Area, and costs of advanced vocational education or career education, including but not limited to courses in occupational, semi-technical or technical fields leading directly to employment, incurred by one or more taxing districts, as provided in the Act.
7. Financing costs, including but not limited to, all necessary and incidental expenses related to the issuance of obligations and which may include payment of interest on any obligations issued under the Act accruing during the estimated period of construction of any redevelopment project for which such obligations are issued, and not exceeding 36 months thereafter and including reasonable reserves related thereto.
8. To the extent the Village by written agreement accepts and approves the same, all or a portion of a taxing district's capital costs resulting from the Redevelopment Project necessarily incurred or to be incurred within a taxing district in furtherance of the objectives of the Redevelopment Plan.
9. An elementary, secondary, or unit school district's increased costs attributable to assisted housing units as provided in the Act.
10. Relocation costs to the extent that the Village determines that relocation costs shall be paid or is required to make payment of relocation costs by Federal or State law.
11. Payment in lieu of taxes.
12. Interest cost incurred by a redeveloper related to the construction, renovation or rehabilitation of a redevelopment project, as provided by the Act.

13. Up to 50% of the cost of construction, renovation, and/or rehabilitation of all low- and very low-income housing units as defined in Section 3 of the Illinois Affordable Housing Act, as provided by the Act.

Without limiting the forgoing, the Village may incur redevelopment project costs for:

Acquisition and Clearance

To meet development objectives of this Redevelopment Plan the Village may elect to acquire properties through a direct market transaction. However, under exceptional circumstances, the Village Board may choose to exercise its power of eminent domain, including appropriate compensation for property acquisition. It is not the intent of the Village to acquire through eminent domain, or to acquire specific properties at this time. However, a determination by the Village to acquire properties may be made without further amendment to this Plan.

Land Disposition

Property, which may be acquired by the Village, may be assembled into appropriate development or rehabilitation sites. These properties may be sold or leased by the Village to other public bodies or to private developers, in whole or in part. Terms of conveyance may be incorporated into appropriate disposition documents or agreements and may include more specific restrictions than contained in this Redevelopment Plan or in other municipal codes and ordinances governing the use of the land. The Village reserves the right to sell or lease any property acquired within the Project Area during the 23-year duration of the TIF District. Any future modifications to the stated disposition actions of this Plan will be in accordance with the objectives of this Redevelopment Plan and Program and will not require any amendment to the Plan.

No conveyance, lease, mortgage, disposition of land or other property, or agreement relating to the development of property will be made except upon the adoption of an ordinance by the Village. Furthermore, no conveyance, lease, mortgage, or other disposition of land or agreement relating to the development of property shall be made without providing reasonable opportunity for the submission of alternative proposals or bids.

TIF Assisted Public and Private Improvements

The Village of Oak Lawn will provide public improvements and provide financial assistance for eligible private improvement costs in the Project Area to facilitate development in support the Redevelopment Plan, and to serve the needs of Oak Lawn residents, property and business owners. Improvements may include, but are not limited to, the following:

1. Vacation, removal, resurfacing, widening, reconstruction, signalization, and other improvements to rights-of-way, streets, sidewalks, pedestrian ways, and pathways;
2. Flood control and stormwater management projects;
3. Construction of off-street parking facilities and structures;
4. Improvement or expansion of public utilities such as sewer and water lines, curbs and gutters, and stormwater detention facilities;
5. Demolition and rehabilitation of obsolete structures;

6. Beautification improvements, including streetscape, lighting, signage, and landscaping;
7. Grants or loans to private property owners for eligible property improvements, including building rehabilitation, façade restoration or enhancements;
8. Relocation expenses;
9. Public utility improvements (including, but not limited to electric and gas services and mains; and
10. Signalization, traffic control and lighting.

The Village of Oak Lawn and individual developers, pursuant to an agreement between the parties, may share the costs associated with these improvements. The Village may determine at a later date that certain listed improvements are no longer needed or are appropriate and may remove them from the list or may add new improvements to the list that are consistent with the objectives of this Redevelopment Plan.

Phasing of Projects

The redevelopment projects within this Redevelopment Plan will take varying periods of time. Some will be short-term projects while others will be long term. It is anticipated that all redevelopment projects will occur within five years, with public improvements to be occur during the term of the TIF District as funds become available. All projects are estimated to be completed within the 23-year life of the TIF District. Façade improvements, building rehabilitations, and other activities on individual properties may also occur throughout the life of the TIF District.

Estimated Project Costs

Estimated redevelopment project area costs for public improvement projects listed above are provided in Table 1 below:

Category	Cost (Original Plan)	Cost (Amended Plan)
Property assembly, acquisition of land, demolition of buildings, site preparation and site improvements	\$1,500,000	\$120,000
Environmental, market and planning studies, surveys, development of engineering and architectural plans, specifications, implementation and administration fees	\$470,000	\$40,000
Rehabilitation, reconstruction, repair, or remodeling of existing public or private buildings and fixtures	\$470,000	\$40,000
Street construction, repair, or reconstruction; streetscape improvements, including but not limited to: sidewalks, landscaping, signs, street furniture, trash receptacles, bike racks	\$5,900,000	\$500,000

Development finance costs	\$2,800,000	\$250,000
Environmental remediation	\$575,000	\$50,000
Infrastructure and utility improvements, including but not limited to: water, sanitary sewer and storm sewer, and stormwater management	\$1,300,000	\$100,000
Public parking	\$8,100,000	\$700,000
Total Estimated Project Costs	\$21,115,000	\$1,800,000
Grand Total (Original plus Amended)		\$22,915,000

- (1) *Over the lifetime of the TIF, development project costs may fluctuate and necessitate a change to the individual line items; however, such changes will not result in an increase of the total estimated project costs. Such modifications may be made without further amendment to this Plan so long as there is not an overall increase in the total estimated project costs, except as permitted under the Act.*
- (2) *Total development project costs exclude any additional financing costs, including any interest expenses, capitalized interest, and costs associated with optional redemptions. These costs are subject to prevailing market conditions and are in addition to the total project costs.*
- (3) *Total project costs are inclusive of development project costs in contiguous Project Areas or those separated by only a public right-of-way that are permitted under the Act to be paid from incremental property taxes generated in the Project Area, but do not include development project costs incurred in the Project Area which are paid from incremental property taxes generated in contiguous Project Areas or those separated only by a public right-of-way. The amount of revenue from the Project Area made available to support such contiguous Project Areas, or those separated only by a public right-of-way, when added to all amounts used to pay eligible development project costs within the Project Area, shall not at any time exceed the total development project costs described in the Redevelopment Plan.*
- (4) *Public improvements may also include capital costs of taxing districts and other costs allowable under the Act. Specifically, public improvements as identified in the Redevelopment Plan and as allowable under the Act may be made to property and facilities owned or operated by the Village or other public entities. As provided in the Act, development Project Costs may include, to the extent the Village by written agreement accepts and approves the same, all or a portion of a taxing district's capital costs resulting from the development project necessarily incurred or to be incurred within a taxing district in furtherance of the objectives of the Redevelopment Plan.*

Sources of Funds

The Act provides a method for municipalities to finance public development costs with incremental real estate tax revenues. Incremental tax revenue is derived from the increase in the current equalized assessed valuation (EAV) of real property within the Project Area over and above the certified initial EAV of the real property. Any increase in EAV is then multiplied by the current tax rate, resulting in the tax increment revenue. Funds necessary to pay redevelopment project costs may be derived from a number of authorized sources. These may include, but are not limited to, the following:

1. Real property tax increment revenues from the Project Area;
2. Tax revenues resulting from the establishment of any Special Service Area districts within the Project Area;
3. Interest earned on temporary investments;
4. Gifts, grants, and contributions;
5. Bond proceeds;

6. Sale or lease of land proceeds;
7. User fees;
8. Municipal sales taxes; utility and motor fuel taxes,
9. Funds from contiguous TIF project areas, and
10. The Village's general revenue fund.

The principal source of funds will be the incremental increase in real property taxes attributable to the increase in the equalized assessed value of each taxable lot, block, tract or parcel of real property in the Project Area over the initial equalized assessed value of each such lot, block, tract or parcel. It is estimated that the incremental increase in property taxes over the term of the TIF District in 2016 dollars will be **\$27,516,907**. **The additional estimated incremental increase in property taxes resulting from the amended Project Area boundary over the remaining term if the TIF District in 2019 dollars will be \$1,798,790.** There may be other eligible local sources of revenue that the Village determines are appropriate to allocate to the payment of redevelopment project costs.

The Project Area may, in the future, be contiguous to, or separated only by a public right-of-way from, other Redevelopment Project Areas created under the Act. The Village may utilize net incremental property taxes received from the Project Area to pay eligible redevelopment project costs, or obligations issued to pay such costs, in other contiguous Redevelopment Project Areas or other Project Areas separated only by a public right-of-way, and vice versa. The amount of revenue from the Project Area, made available to support such contiguous Redevelopment Project Areas, or those separated only by a public right-of-way, when added to all amounts used to pay eligible redevelopment project costs within the Project Area, shall not at any time exceed the total redevelopment project costs described in this Redevelopment Plan.

In the event that adequate funds are not available as anticipated from aforementioned sources, the Village may utilize its taxing power to sustain the redevelopment projects or repay obligations issued in connection therewith, to be reimbursed over time, if possible, from tax increment revenues.

Nature and Term of Obligations to be Issued

The financial plan of this Redevelopment Plan is intended to establish a conservative public expenditure approach. Revenues will be accumulated in the special tax allocation fund to pay for public purpose expenditures identified in this Redevelopment Plan, and whenever practical, expenditures will be made on a cash basis. This method of financing shall not preclude the Village from undertaking initiatives designed to stimulate appropriate private investment in the Project Area.

Certain redevelopment projects may be of such a scale or on such a time-table as to preclude financing on a cash basis. These projects may be funded by the use of tax increment revenue obligations issued pursuant to the Act for a term not to exceed 20 years. Consistent with the conservative nature of the financial plan for this Redevelopment Program, the highest priority for the issuance of tax increment revenue obligations shall occur when the commitment is in place for private sector investment necessary to fund the amortization of such obligations.

All obligations are to be covered after issuance by projected and actual tax increment revenues and by such debt service reserved and sinking funds as may be provided by ordinance. Revenues not required for the retirement of obligations providing for reserves, sinking funds, and anticipated redevelopment project costs may be declared surplus and become available for distribution annually to the taxing districts in the Project Area.

One or more issues of obligations may be sold at one or more times in order to implement this plan, as now or hereafter amended, in accordance with law.

The Village may, by ordinance, in addition to obligations secured by the special tax allocation fund provided by law, pledge for a period not greater than the term of the obligations any part or any combination of the following:

1. Net revenues of all or part of a Redevelopment Project,
2. Taxes levied and collected on any or all property in the municipality.
3. The full faith and credit of the municipality.
4. A mortgage on part or all of a Redevelopment Project.
5. Any other taxes or anticipated receipts that the municipality may lawfully pledge.

Equalized Assessed Valuation

The total 2015 equalized assessed valuation of the original Project Area was **\$1,216,504**. Upon the completion of the development projects it was estimated that the equalized assessed valuation of real property within the Project Area would be approximately **\$13,174,812**.

The total 2018 equalized assessed valuation of the Project Area amendment is **\$5,470,701**. Upon the completion of the development projects it is estimated that the equalized assessed valuation of real property within the Project Area amendment will be approximately **\$6,879,604**.

These figures are based upon estimates of value of new development projects that are anticipated.

Payment in Lieu of Taxes

No payments in lieu of taxes are anticipated as part of the Redevelopment Plan and Program.

Provision for Amending the Redevelopment Plan and Program

The Redevelopment Plan and Program may be amended pursuant to provisions of the Act.

Fair Employment/Affirmative Action

The Village of Oak Lawn will require each private developer entering into an agreement with the Village, in connection with development in the Project Area, to utilize fair employment practices, including an affirmative action program.

FINDINGS OF NEED FOR TAX INCREMENT FINANCING

Lack of Project Area Growth

The original Project Area (as well as the amended Project Area) has not been subject to growth and development by private investment. This is the consequence of the current physical conditions, the little or no growth in property values, and lack of significant development as described below.

- The Village of Oak Lawn established multiple TIF districts (Triangle Redevelopment, Train Station/Commuter Parking Lot, and Triangle Expanded Redevelopment) in the 1990s near and within the Patriot Station TIF Project Area. Those districts were put in place to encourage redevelopment in those areas and has resulted in several new commercial and residential projects, commuter train station and public parking structure. However, many sites that are now part of the Patriot TIF District are still undeveloped and have had declining property values due to the recession. While some key developments have occurred within those TIF areas, the Patriot Station TIF District includes many of the sites that still have not been developed. Those sites currently have lower EAVs than the base EAV level when the TIF districts were created. The decline in EAV will not create the revenue needed to provide incentives for private investment or to complete public improvements.
- As described in the TIF Eligibility Findings Report(s), the conditions of the Project Area (as well as the amended Project Area) display a lack of maintenance and improvements. The original report identified the prevalence of deterioration, old structures and ones below minimum code standards, lack of community planning, deleterious use or layout, inadequate utilities, decline in EAV, vacancies, and excessive land coverage, all of which result from the lack of investment in the Project Area. The amended Project Area exhibits deterioration, obsolescence, inadequate utilities, and deleterious land use or layout. While not every property displays each of these conditions, the Project Area as a whole is characterized by a reasonable extent and meaningful distribution of these factors which has resulted in the lack of investment as envisioned by the Village.
- The equalized assessed value (EAV) of the (original) Project Area has decreased every year since 2011.

Year	EAV	% Change
2011	\$1,578,473	
2012	\$1,468,187	-7.0%
2013	\$1,393,093	-5.1%
2014	\$1,241,491	-10.9%
2015	\$1,216,504	-2.0%

As a result of these factors and conditions, the Project Area is not subject to appropriate growth and development as current conditions hinder the continued development of the area. Therefore, the Project Area is not reasonably anticipated to be developed without adoption of this Redevelopment Plan.

95th Street Corridor Plan

The 95th Street Corridor Plan was adopted by the Village Board on March 11, 2014. The purpose of the plan was to “balance the regional demands of an automobile-oriented corridor with community vision for a livable street.” The plan addresses transportation, streetscape, site development concepts, design guidelines, zoning, land use, and market development goals for the corridor. While the plan spans the entire corridor, the plan does specifically focus on the section of 95th Street that contains the Project Area. This section spans from Central Avenue to Cicero Avenue. This area includes the Project Area parcels. It is important to note the recommendations both inside and just outside of the Project Area as outside improvements could also contribute to the future of the TIF Project Area. Some improvements include streetscape, land use, and zoning recommendations, pedestrian and bike accommodations, and parking.

The Plan breaks down the site development concepts into redevelopment sites and enhancement opportunity sites. Some of these fall within the TIF Project Area. The Project Area’s enhancement opportunity site improves the vacant areas behind commercial buildings with façade, site, and landscape enhancements. Redevelopment opportunity sites include the three large triangular areas along the railroad tracks near the southwest of the Project Area, as well as the Karas building on 95th Street. The Plan envisions these sites as multi-family residential, mixed-use, and downtown infill retail. Further details about each site can be found in the 95th Street Corridor Plan.

The Comprehensive Plan and 95th Street Corridor Plan displays the community’s investment and desires for the Project Area to become a key, vibrant part of Oak Lawn. By contributing to the economic base of the Village and becoming a center for commercial and other compatible uses, the Project Area can become the improved “Heart of Oak Lawn.” The Patriot Station TIF District would enhance the Project Area’s development potential by creating conditions that will attract business to the area. The redeveloped Project Area would continue to encourage people to visit Oak Lawn which will improve the economic base and reduce tax burden for residents of the Village.

Date of Completion

The estimated year of completion of the redevelopment projects and retirement of obligations issued to finance redevelopment project costs is December 31, 2041 (The year after the 23rd year from the date of adoption of the ordinance approving the (original) Project Area).

FINANCIAL IMPACT OF REDEVELOPMENT

Without the adoption of the Redevelopment Plan and Program the Project Area is not reasonably expected to be redeveloped by private enterprise. In the absence of financial assistance and public improvements provided by the Village there is a prospect that blighting factors will continue and spread to the adjacent business areas, and the area as a whole will become less attractive for new development and investments in existing buildings and sites, which may lead to higher vacancies. The continued erosion of the assessed valuation of property in and outside of the Project Area will lead to a reduction of real estate tax revenue to all taxing districts.

Implementation of the Redevelopment Plan is expected to have short-term and long-term positive financial impacts on all the taxing districts affected by this Redevelopment Plan. In the short term, the Village's effective use of tax increment financing can be expected to stabilize existing assessed values in the Project Area, thereby stabilizing the existing tax base for local taxing agencies. In the long-term, after the completion of all redevelopment improvements and activities, the completion of redevelopment projects and the payment of all redevelopment project costs and municipal obligations, the taxing districts will benefit from any enhanced tax base which results from the increase in equalized assessed valuation generated as a result of financial incentives proposed in this Redevelopment Plan.

It is anticipated that the implementation of this Redevelopment Plan and Project will have a minimal financial impact on most of the affected taxing districts. In fact, the action taken by the Village to stabilize and encourage growth of its tax base through the implementation of this Redevelopment Plan and Project will have a positive impact on the affected taxing districts by addressing Project Area vacancies and the lag in growth (as compared to the remainder of the Village). The Redevelopment Plan's future residential land uses may affect the elementary and high school taxing districts as school age children could result from the new dwelling units. The Village will follow the guidelines provided by the Act to compensate the districts at levels dictated by the precise increase in net new students pursuant to the Act.

Additionally, should the Village achieve success in attracting private investment which does result in the demonstrated need for increased services from any other taxing district, the Village would consider declaring sufficient TIF related surpluses, which funds are neither expended or obligated for redevelopment activities, as provided by the Act, to assist such taxing districts in paying the costs for any increased services. Any surplus Special Tax Allocation Funds, to the extent any surplus exists, will be proportionately shared, based on the appropriate tax rates for a given year, with the various taxing districts, including the Village. This will occur only after all TIF eligible costs to satisfy any financial obligations that have incurred or expended by the Village have been duly accounted for through administration of the Special Tax Allocation Funds to be established by the Village as provided by the Act. The exception to this provision will be to the extent that the Village utilizes TIF funding to assist in the redevelopment of residential units. In such cases the Village will provide for the cost incurred by eligible school districts in the manner prescribed by 65 ILCS Section 5/11-74.4.3(q)(7.5) of the Act.

Appendix A –Eligibility Report

Appendix B – Amendment Eligibility Report

Appendix C – Amended Legal Description

Appendix D – Equalized Assessed Value (EAV) by PIN

Original Patriot Station TIF (2016)		Amended TIF Parcels	
PIN	EAV 2015	PIN	EAV 2018
2409500002-6001	0	24-04-404-015	\$167,864
2409500002-6002	\$ 49,962	24-04-404-016	\$40,105
2404420013	0	24-04-404-018	\$14,586
2404418015	0	24-04-404-019	\$28,826
2404418005	0	24-04-406-020	\$173,750
2409203055	0	24-04-410-007	\$27,233
2409203054	0	24-04-410-012	\$168,750
2409203028	0	24-04-410-015	\$0
2409203029	0	24-04-410-016	\$0
2409108012	0	24-04-410-017	\$0
2409201006	\$ 59,059	24-04-410-018	\$0
2409201002	\$ 13,233	24-04-410-020	\$22,618
2409201003	\$ 18,994	24-04-410-021	\$93,307
2409201001	\$ 148,158	24-04-410-022	\$24,858
2409201004	\$ 37,719	24-04-410-023	\$28,754
2409118002	\$ 27,349	24-04-410-025	\$20,741
2409201005	\$ 59,059	24-04-410-033	\$25,990
2409118001	\$ 31,643	24-04-410-034	\$18,447
2409118003	\$ 21,556	24-04-410-037	\$1,484
2409201007	\$ 25,324	24-04-415-022	\$39,772
2409118004	\$ 22,944	24-04-415-023	\$40,150
2409117001	\$ 1,025	24-04-415-024	\$15,488
2404500001	0	24-04-415-027	\$282,277
2409108024	0	24-04-422-010	\$31,970
2404421006	0	24-04-422-017	\$19,925
2404421007	\$ 700,479	24-04-422-018	\$50,815
TOTAL:	\$ 1,216,504	24-04-422-021	\$484,813
		24-04-422-022	\$312,649
		24-04-422-024	\$320,697
		24-04-422-027	\$253,686
		24-04-422-032	\$208,076
		24-04-422-033	\$493,930
		24-04-422-034	\$998,647
		24-04-422-035	\$11,950
		24-04-422-036	\$21,857
		24-04-422-039	\$109,440
		24-04-422-040	\$303,974
		24-04-422-041	\$289,086
		24-04-422-042	\$77,027
		24-04-427-013	\$135,788
		24-04-427-021	\$55,123
		24-04-427-022	\$56,248
		TOTAL:	\$5,470,701
		TOTAL:	\$6,687,205



THE VILLAGE OF
OAK LAWN

**VILLAGE OF OAK LAWN
Board of Trustees Meeting
AGENDA ITEM SUBMISSION SHEET**

Meeting Date: 4/14/2020

Agenda Item Number: _____

(Clerk's Office will insert)

Department: Finance

Staff Contact: Brian Hanigan

Staff Contact email/phone number: bhanigan@oaklawn-il.gov / 708-499-7760

SUMMARY: The Village Finance Department requests BOT approval of the draft engagement letter for RSM US LLP as the external audit firm for the Village's December 31, 2019 audited financial statements as well as the single audit work with respect to the Schedule of Expenditures of Federal Awards ("SEFA") required for all municipalities such as the VOL receiving in excess of \$750,000 in grants and/or loans from the federal government.

BACKGROUND: The Village Finance Department requests BOT approval of the form of the engagement letter attached by RSM US LLP in draft form. RSM US LLP's engagement for the 2019 audit was approved by the Finance Committee at the February 12, 2020 meeting.

RECOMMENDATION: Unanimous Approval

VILLAGE MANAGER APPROVAL: _____



March 25, 2020

Dr. Sandra Bury, Village President
 Village of Oak Lawn, Illinois
 9446 South Raymond Avenue
 Oak Lawn, Illinois

RSM US LLP

One South Wacker Drive
 Suite 800
 Chicago, Illinois 60606

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 F +1 312 634 3410

www.rsmus.com

Attention: Dr. Sandra Bury, Village President

This letter is intended to communicate certain matters related to the planned scope and timing of our audit of the Village of Oak Lawn, Illinois' (the Village) financial statements and compliance as of and for the year ending December 31, 2019.

Communication

Effective two-way communication between our Firm and the Board of Trustees is important to understanding matters related to the audit and developing a constructive working relationship.

Your insights may assist us in understanding the Village and its environment, identifying appropriate sources of audit evidence and providing information about specific transactions or events. We will discuss with you your oversight of the effectiveness of internal control and any areas where you request additional procedures to be undertaken. We expect that you will timely communicate to us any matters you consider relevant to the audit. Such matters might include strategic decisions that may significantly affect the nature, timing and extent of audit procedures, your suspicion or detection of fraud or abuse, or any concerns you may have about the integrity or competence of senior management.

We will timely communicate to you any fraud involving senior management and other known or likely fraud, noncompliance with provisions of laws, regulations, contracts or grant agreements or abuse that are likely to have a material effect on the financial statements. We will also communicate illegal acts, instances of noncompliance, fraud or abuse that come to our attention (unless they are clearly inconsequential), and disagreements with management and other serious difficulties encountered in performing the audit. We also will communicate to you and to management any significant deficiencies or material weaknesses in internal control that become known to us during the course of the audit. Other matters arising from the audit that are, in our professional judgment, significant and relevant to you in your oversight of the financial reporting process will be communicated to you in writing after the audit.

Independence

Our independence policies and procedures are designed to provide reasonable assurance that our firm and its personnel comply with applicable professional independence standards. Our policies address financial interests, business and family relationships, and non-audit services that may be thought to bear on independence. For example, without our permission no partner or professional employee of RSM US LLP is permitted to have any direct financial interest or a material indirect financial interest in a client or any affiliate of a client. Also, if an immediate family member or close relative of a partner or professional employee is employed by a client in a key position, the incident must be reported and resolved in accordance with firm policy. In addition, our policies restrict certain non-audit services that may be provided by RSM US LLP and require audit clients to accept certain responsibilities in connection with the provision of permitted non-attest services.

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Dr. Sandra Bury, Village President
Village of Oak Lawn, Illinois
March 25, 2020
Page 2

The Audit Planning Process

Our audit approach places a strong emphasis on obtaining an understanding of how your entity functions. This enables us to identify key audit components and tailor our procedures to the unique aspects of your operations. The development of a specific audit plan will begin by meeting with you and with management to obtain an understanding of business objectives, strategies, risks and performance.

As part of obtaining an understanding of your organization and its environment, we will obtain an understanding of internal control. We will use this understanding to identify risks of material misstatement and noncompliance, which will provide us with a basis for designing and implementing responses to the assessed risks of material misstatement and noncompliance. We will also obtain an understanding of the users of the financial statements in order to establish an overall materiality level for audit purposes. We will conduct formal discussions among engagement team members to consider how and where your financial statements might be susceptible to material misstatement due to fraud or error or to instances of noncompliance, including abuse.

Our audit will include the primary government. The Oak Lawn Public Library is a component of a group in accordance with AU-C Section 600, *Special Considerations—Audits of Group Financial Statements (Including the Work of Component Auditors)*. We will not audit the financial statement of the Oak Lawn Public Library. Those financial statements will be audited by component auditors.

The Concept of Materiality in Planning and Executing the Audit

We apply the concept of materiality in both planning and performing the audit, evaluating the effect of identified misstatements or noncompliance on the audit and the effect of uncorrected misstatements, if any, on the financial statements, forming the opinion in our report on the financial statements, and determining or reporting in accordance with *Government Auditing Standards* and other compliance reporting requirements. Our determination of materiality is a matter of professional judgment and is affected by our perception of the financial and compliance informational needs of users of the financial statements. We establish performance materiality at an amount less than materiality for the financial statements as a whole to allow for the risk of misstatements that may not be detected by the audit. We use performance materiality for purposes of assessing the risks of material misstatement and determining the nature, timing and extent of further audit procedures. Our assessment of materiality throughout the audit will be based on both quantitative and qualitative considerations. Because of the interaction of quantitative and qualitative considerations, misstatements of a relatively small amount could have a material effect on the current financial statements as well as financial statements of future periods. We will accumulate misstatements identified during the audit, other than those that are clearly trivial. At the end of the audit, we will inform you of all individual uncorrected misstatements aggregated by us in connection with our evaluation of our audit test results.

Significant Risks of Material Misstatement

Our audit of the financial statements includes the performance of risk assessment procedures in order to identify risks of material misstatement, whether due to fraud or error. As part of these risk assessment procedures, we determine whether any risks identified are a significant risk. A significant risk is an identified and assessed risk of material misstatement that, in our professional judgment, requires special audit consideration. As part of our risk assessment procedures, we management override of control, revenue recognition, and the valuation of the pension and other postemployment benefit plans as significant risks. Additional significant risks may be identified as we perform additional audit procedures.

Our Approach to Internal Control and Compliance Relevant to the Audit

Our audit of the financial statements, including compliance, will include obtaining an understanding of internal control sufficient to plan the audit and determine the nature, timing and extent of audit procedures to be performed. An audit is not designed to provide assurance on internal control or identify significant deficiencies or material weaknesses. Our review and understanding of the entity's internal control is not undertaken for the purpose of expressing an opinion on the effectiveness of internal control.

Dr. Sandra Bury, Village President
Village of Oak Lawn, Illinois
March 25, 2020
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We will issue reports on internal control related to the financial statements and major programs. These reports describe the scope of testing of internal control and the results of our tests of internal control. Our reports on internal control will include any significant deficiencies and material weaknesses in the system of which we become aware as a result of obtaining an understanding of internal control and performing tests of internal control consistent with the requirements of *Government Auditing Standards* issued by the Comptroller General of the United States, the Single Audit Act, and *Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards* at 2 CFR 200 (Uniform Guidance).

We will issue reports on compliance with laws, statutes, regulations, and the terms and conditions of federal awards. We will report on any noncompliance that could have a material effect on the financial statements and any noncompliance that could have a direct and material effect on each major program. Our reports on compliance will address material errors, fraud, abuse, violations of compliance requirements, and other responsibilities imposed by state and federal statutes and regulations and assumed contracts; and any state or federal grant, entitlement or loan program questioned costs of which we become aware, consistent with the requirements of the standards identified above.

Timing of the Audit

Preliminary audit will take place the week of April 13, 2020, and we have scheduled final field work for the week of April 20, 2020. Management's adherence to its closing schedule and timely completion of information used by us in performance of the audit is essential to timely completion of the audit.

Closing

We will be pleased to respond to any questions you have about the foregoing. We appreciate the opportunity to continue to be of service to the Village.

This communication is intended solely for the information and use of the Board of Trustees and is not intended to be, and should not be, used by anyone other than this specified party.

RSM US LLP



RSM US LLP

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March 25, 2020

Dr. Sandra Bury, Village President
Village of Oak Lawn, Illinois
9446 South Raymond Avenue
Oak Lawn, Illinois

Attention: Dr. Sandra Bury, Village President

The Objective and Scope of the Audit of the Financial Statements

You have requested that we audit the Village of Oak Lawn, Illinois' (the Village) governmental activities, business-type activities, aggregate discretely presented component units, each major fund and aggregate remaining fund information as of and for the year ended December 31, 2019, which collectively comprise the basic financial statements. Our audit will include the primary government and you acknowledge that we are the group auditor of the Village's basic financial statements as of and for the year ended December 31, 2019. We will not audit the financial statement of the Oak Lawn Public Library. Those financial statements will be audited by component auditors.

Our audit will also report on required supplementary information (RSI) which is presented to supplement the basic financial statements and whether supplementary information is fairly stated, in all material respects, in relation to the financial statements as a whole. In addition, we will report on compliance with the provisions of subsection (q) of Section 11-74.4-3 of the Illinois Tax Increment Redevelopment Allocation Act (Illinois Public Act 85-1142) for each of the Village's Tax Increment Financing (TIF) Funds. We are pleased to confirm our acceptance and our understanding of this audit engagement by means of this letter.

Our audit will be conducted with the objective of our expressing an opinion on the financial statements.

We will also perform the audit of the Village as of December 31, 2019 so as to satisfy the audit requirements imposed by the Single Audit Act and Subpart F of Title 2 U.S. Code of Federal Regulations (CFR) Part 200, *Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards* (Uniform Guidance).

The Responsibilities of the Auditor

We will conduct our audit in accordance with auditing standards generally accepted in the United States of America (GAAS); *Government Auditing Standards* issued by the Comptroller General of the United States (GAS); the provisions of the Single Audit Act; Subpart F of Title 2 U.S. CFR Part 200, *Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards*; and the U.S. Office of Management and Budget's (OMB) Compliance Supplement and guidance provided in the audit guide titled *Governmental Auditing Standards and Single Audits* issued by the American Institute of Certified Public Accountants (AICPA), dated March 1, 2019. Those standards, regulations, supplements or guides require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free from material misstatement. An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements.

THE POWER OF BEING UNDERSTOOD
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The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements.

Because of the inherent limitations of an audit, together with the inherent limitations of internal control, an unavoidable risk that some material misstatements may not be detected exists, even though the audit is properly planned and performed in accordance with GAAS. Also, an audit is not designed to detect errors or fraud that are immaterial to the financial statements. The determination of abuse is subjective; therefore, GAS does not expect us to provide reasonable assurance of detecting abuse.

In making our risk assessments, we consider internal control relevant to the Village's preparation and fair presentation of the financial statements in order to design audit procedures that are appropriate in the circumstances but not for the purpose of expressing an opinion on the effectiveness of the entity's internal control. However, we will communicate to you in writing concerning any significant deficiencies or material weaknesses in internal control relevant to the audit of the financial statements that we have identified during the audit.

We will also communicate to the Board of Trustees (a) any fraud involving senior management and fraud (whether caused by senior management or other employees) that causes a material misstatement of the financial statements that becomes known to us during the audit, and (b) any instances of noncompliance with laws and regulations that we become aware of during the audit (unless they are clearly inconsequential).

The funds that you have told us are maintained by the Village and that are to be included as part of our audit are the same as those reported in the December 31, 2018 comprehensive annual financial report. Any changes have been discussed during the planning meeting with management.

The component unit whose financial statements you have told us are to be included as part of the Village's basic financial statements are the Oak Lawn Public Library, a discretely presented component unit, and the Oak Lawn Social Service Corporation, a blended component unit.

The federal financial assistance programs and awards that you have told us that the Village participates in and that are to be included as part of the single audit are the same as those reported in the December 31, 2018 single audit report. Any changes have been discussed during the planning meeting with management.

We are responsible for the compliance audit of major programs under the Uniform Guidance, including the determination of major programs, the consideration of internal control over compliance, and reporting responsibilities.

Our reports on internal control will include any significant deficiencies and material weaknesses in controls of which we become aware as a result of obtaining an understanding of internal control and performing tests of internal control consistent with requirements of the standards and regulations identified above. Our reports on compliance matters will address material errors, fraud, abuse, violations of compliance obligations, and other responsibilities imposed by state and federal statutes and regulations or assumed by contracts; and any state or federal grant, entitlement or loan program questioned costs of which we become aware, consistent with requirements of the standards and regulations identified above.

Dr. Sandra Bury, Village President
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The Responsibilities of Management and Identification of the Applicable Financial Reporting Framework

Our audit will be conducted on the basis that management and, when appropriate, those charged with governance acknowledge and understand that they have responsibility:

1. For the preparation and fair presentation of the financial statements in accordance with accounting principles generally accepted in the United States of America;
2. To evaluate subsequent events through the date the financial statements are issued or available to be issued, and to disclose the date through which subsequent events were evaluated in the financial statements. Management also agrees that it will not conclude on subsequent events earlier than the date of the management representation letter referred to below;
3. For the design, implementation and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error;
4. For establishing and maintaining effective internal control over financial reporting, and for informing us of all significant deficiencies and material weaknesses in the design or operation of such controls of which it has knowledge;
5. For report distribution; and
6. To provide us with:
 - a. Access to all information of which management is aware that is relevant to the preparation and fair presentation of the financial statements such as records, documentation and other matters;
 - b. Additional information that we may request from management for the purpose of the audit; and
 - c. Unrestricted access to persons within the entity from whom we determine it necessary to obtain audit evidence;

As part of our audit process, we will request from management and, when appropriate, those charged with governance written confirmation concerning representations made to us in connection with the audit, including among other items:

1. That management has fulfilled its responsibilities as set out in the terms of this letter; and
2. That it believes the effects of any uncorrected misstatements aggregated by us during the current engagement and pertaining to the latest period presented are immaterial, both individually and in the aggregate, to the financial statements taken as a whole.

Management is responsible for identifying and ensuring that the Village complies with the laws and regulations applicable to its activities, and for informing us about all known material violations of such laws or regulations. In addition, management is responsible for the design and implementation of programs and controls to prevent and detect fraud or abuse, and for informing us about all known or suspected fraud or abuse affecting the entity involving management, employees who have significant roles in internal control, and others where the fraud or abuse could have a material effect on the financial statements or compliance. Management is also responsible for informing us of its knowledge of any allegations of fraud or abuse, or suspected fraud or abuse, affecting the entity received in communications from employees, former employees, analysts, regulators or others.

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Management is responsible for the preparation of the required supplementary information (RSI) and supplementary information presented in relation to the financial statements as a whole in accordance with accounting principles generally accepted in the United States of America. Management agrees to include the auditor's report on the RSI and supplementary information in any document that contains the supplementary information and indicates that the auditor has reported on such RSI and supplementary information. Management also agrees to present the supplementary information with the audited financial statements or, if the supplementary information will not be presented with audited financial statements, to make the audited financial statements readily available to the intended users of the supplementary information no later than the date of issuance of the supplementary information and the auditor's report thereon.

Because the audit will be performed in accordance with the Single Audit Act and the Uniform Guidance, management is responsible for (a) identifying all federal awards received and expended; (b) preparing the schedule of expenditures of federal awards (including notes and noncash assistance received) in accordance with Uniform Guidance requirements; (c) internal control over compliance; (d) compliance with federal statutes, regulations, and the terms and conditions of federal awards; (e) making us aware of significant vendor relationships where the vendor is responsible for program compliance; (f) following up and taking corrective action on audit findings, including the preparation of a summary schedule of prior audit findings and a corrective action plan; and (g) submitting the reporting package and data collection form.

The Board of Trustees is responsible for informing us of its views about the risks of fraud or abuse within the entity, and its knowledge of any fraud or abuse or suspected fraud or abuse affecting the entity.

Our association with an official statement is a matter for which separate arrangements will be necessary. The Village agrees to provide us with printer's proofs or masters of such offering documents for our review and approval before printing, and with a copy of the final reproduced material for our approval before it is distributed. In the event our auditor/client relationship has been terminated when the Village seeks such consent, we will be under no obligation to grant such consent or approval.

The Village agrees that it will not associate us with any public or private securities offering without first obtaining our consent. Therefore, the Village agrees to contact us before it includes our reports, or otherwise makes reference to us, in any public or private securities offering.

We agree that our association with any proposed offering is not necessary, providing the Village agrees to clearly indicate that we are not associated with the contents of any such official statement or memorandum. The Village agrees that the following disclosure will be prominently displayed in any such official statement or memorandum:

RSM US LLP, our independent auditor, has not been engaged to perform, and has not performed, since the date of its report included herein, any procedures on the financial statements addressed in that report. RSM US LLP also has not performed any procedures relating to this official statement.

Records and Assistance

If circumstances arise relating to the condition of the Village's records, the availability of appropriate audit evidence or indications of a significant risk of material misstatement of the financial statements because of error, fraudulent financial reporting or misappropriation of assets which, in our professional judgment, prevent us from completing the audit or forming an opinion, we retain the unilateral right to take any course of action permitted by professional standards, including declining to express an opinion or issue a report, or withdrawing from the engagement.

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During the course of our engagement, we may accumulate records containing data that should be reflected in the Village's books and records. The Village will determine that all such data, if necessary, will be so reflected. Accordingly, the Village will not expect us to maintain copies of such records in our possession.

The assistance to be supplied by Village personnel, including the preparation of schedules and analyses of accounts, has been discussed and coordinated with Brian Hanigan, Director of Finance and Administrative Services. The timely and accurate completion of this work is an essential condition to our completion of the audit and issuance of our audit report.

In connection with our audit, you have requested us to perform certain non-audit services necessary for the preparation of the financial statements, including assistance with the preparation of certain audit schedules, proposing certain adjusting entries as necessary using the data within the general ledger or third-party reports, and drafting the Comprehensive Annual Financial Report (CAFR) based on Village-provided trial balances and workpapers. The GAS independence standards require that the auditor maintain independence so that opinions, findings, conclusions, judgments and recommendations will be impartial and viewed as impartial by reasonable and informed third parties. Before we agree to provide a non-audit service to the Village, we determine whether providing such a service would create a significant threat to our independence for GAS audit purposes, either by itself or in aggregate with other non-audit services provided. A critical component of our determination is consideration of management's ability to effectively oversee the non-audit services to be performed. The Village has agreed that Brian Hanigan, Director of Finance and Administrative Services possesses suitable skill, knowledge or experience and that the individual understands the non-audit services described above to be performed sufficiently to oversee them. Accordingly, the management of the Village agrees to the following:

1. The Village has designated Brian Hanigan, Director of Finance and Administrative Services as a senior member of management who possesses suitable skill, knowledge and experience to oversee the services;
2. Brian Hanigan, Director of Finance and Administrative Services will assume all management responsibilities for subject matter and scope of the non-audit services described above;
3. The Village will evaluate the adequacy and results of the services performed; and
4. The Village accepts responsibility for the results and ultimate use of the services.

GAS further requires that we establish an understanding with the Village's management and those charged with governance of the objectives of the non-audit services, the services to be performed, the entity's acceptance of its responsibilities, the auditor's responsibilities and any limitations of the non-audit services. We believe this letter documents that understanding.

Other Relevant Information

RSM US LLP may mention the Village's name and provide a general description of the engagement in RSM US LLP's client lists and marketing materials.

From time to time and depending upon the circumstances, we may use third-party service providers to assist us in providing professional services to you. In such circumstances, it may be necessary for us to disclose confidential client information to them. We enter into confidentiality agreements with all third-party service providers and we are satisfied that they have appropriate procedures in place to prevent the unauthorized release of your confidential information to others. In addition, we may utilize financial information you have provided to us in connection with this engagement for purposes of creating benchmarking data to be used by RSM US LLP professionals and other clients. This benchmarking data

Dr. Sandra Bury, Village President
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is aggregated with data from a minimum of five other entities so that users of the data are unable to associate the data with any single entity in the database.

In accordance with GAS, a copy of our most recent peer review report is enclosed for your information.

Fees, Costs, and Access to Workpapers

Our fees for the services described above are based upon the value of the services performed and the time required by the individuals assigned to the engagement plus directly billed expenses, including report processing, travel, meals, and fees for services from other professionals, including a charge of 5 percent of fees for all other expenses, including indirect administrative expenses such as technology, research and library databases, communications, photocopying, postage and clerical assistance. Our fee estimate and completion of our work are based upon the following criteria:

1. Anticipated cooperation from Village personnel
2. Timely responses to our inquiries
3. Timely completion and delivery of client assistance requests
4. Timely communication of all significant accounting and financial reporting matters
5. The assumption that unexpected circumstances will not be encountered during the engagement

If any of the aforementioned criteria are not met, then fees may increase. Interim billings will be submitted as work progresses and as expenses are incurred. Billings are due upon submission. The payment fee for the aforementioned services is as follows:

Village audit*	\$ 103,800
Single audit**	9,500
TIF Compliance reports	15,650
	<u>\$ 128,950</u>

* Government Accounting Standards Board (GASB) Statement No. 84, *Fiduciary Activities*, is effective for the Village's year ended December 31, 2019. We will discuss with the Village additional fees, if applicable, for the implementation of these standards.

**Please note the estimated fee for the Single Audit is based on one major program. If more than one major program is required to be audited, the cost will be an additional \$7,000 - \$8,000, depending on the amount of time related to testing of the major program and the complexity of the compliance requirements associated with the program. In addition, we will communicate with management prior to starting any single audit testing outside of the major program quoted above.

In the event you terminate this engagement, you will pay RSM US LLP for all services rendered (including deliverables and products delivered), expenses incurred and commitments made by RSM US LLP through the effective date of termination.

When an engagement has been suspended at the request of management or those charged with governance and work on that engagement has not recommenced within 120 days of the request to suspend our work, RSM US LLP may, at its sole discretion, terminate this arrangement letter without further obligation to the Village. Resumption of audit work following termination may be subject to our client acceptance procedures and, if resumed, will necessitate additional procedures not contemplated in

Dr. Sandra Bury, Village President
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this arrangement letter. Accordingly, the scope, timing and fee arrangement discussed in this arrangement letter will no longer apply. In order for RSM US LLP to recommence work, a new arrangement letter would need to be mutually agreed upon and executed.

Our professional standards require that we perform certain additional procedures, on current and previous years' engagements, whenever a partner or professional employee leaves the firm and is subsequently employed by or associated with a client in a key position. Accordingly, the Village agrees it will compensate RSM US LLP for any additional costs incurred as a result of the Village's employment of a partner or professional employee of RSM US LLP.

The audit documentation for this engagement is the property of RSM US LLP and constitutes confidential information. Since the Oak Lawn Public Library is a component of a group in accordance with AU-C Section 600, *Special Considerations—Audits of Group Financial Statements (Including the Work of Component Auditors)*, we may receive requests to provide our workpapers to the group auditor and respond to its inquiries regarding certain matters. The Village agrees that RSM US LLP may provide the audit workpapers to the group auditor and respond to its inquiries within RSM US LLP's professional judgment.

Review of audit documentation by a successor auditor or as part of due diligence will be agreed to, accounted for and billed separately.

In the event we are requested or authorized by the Village or are required by government regulation, subpoena or other legal process to produce our documents or our personnel as witnesses with respect to our engagement for the Village, the Village will, so long as we are not a party to the proceeding in which the information is sought, reimburse us for our professional time and expenses, as well as the fees and expenses of our counsel, incurred in responding to such requests.

The documentation for this engagement is the property of RSM US LLP. However, you acknowledge and grant your assent that representatives of the cognizant or oversight agency or their designee, other government audit staffs, and the U.S. Government Accountability Office shall have access to the audit documentation upon their request and that we shall maintain the audit documentation for a period of at least three years after the date of the report, or for a longer period if we are requested to do so by the cognizant or oversight agency. Access to requested documentation will be provided under the supervision of RSM US LLP audit personnel and at a location designated by our firm.

You have informed us that you intend to prepare a comprehensive annual financial report (CAFR) and submit it for evaluation by the Government Finance Officers Association's Certificate of Achievement for Excellence in Financial Reporting. Our association with the CAFR is to consist of the Financial Section only. Management of the Village is responsible for drafting the introductory and statistical sections.

Indemnification and Claim Resolution

Because RSM US LLP will rely on the Village and its management and Board of Trustees to discharge the foregoing responsibilities, the Village holds harmless and releases RSM US LLP and its partners and employees from all claims, liabilities, losses and costs arising in circumstances where there has been a knowing misrepresentation by a member of the Village's management that has caused, in any respect, RSM US LLP's breach of contract or negligence.

The Village and RSM US LLP agree that no claim arising out of services rendered pursuant to this arrangement letter shall be filed more than the earlier of two years after the date of the audit report issued by RSM US LLP or the date of this arrangement letter if no report has been issued. In no event shall either party be liable to the other for claims of punitive, consequential, special, or indirect damages. RSM US LLP's liability for all claims, damages and costs of the Village arising from this engagement is limited to the amount of fees paid by the Village to RSM US LLP for the services rendered under this arrangement letter.

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These provisions shall survive the termination of this arrangement for services.

Information Security - Miscellaneous Terms

RSM US LLP is committed to the safe and confidential treatment of the Village's proprietary information. RSM US LLP is required to maintain the confidential treatment of client information in accordance with relevant industry professional standards which govern the provision of services described herein. The Village agrees that it will not provide RSM US LLP with any unencrypted electronic confidential or proprietary information, and the parties agree to utilize commercially reasonable measures to maintain the confidentiality of the Village information, including the use of collaborate sites to ensure the safe transfer of data between the parties.

RSM US LLP may terminate this relationship immediately in its sole discretion if RSM US LLP determines that continued performance would result in a violation of law, regulatory requirements, applicable professional standards or RSM US LLP's client acceptance or retention standards, or if the Village is placed on a verified sanctioned entity list or if any director or executive of, or other person closely associated with, the Village or its affiliates is placed on a verified sanctioned person list, in each case, including but not limited to lists promulgated by the Office of Foreign Assets Control of the U.S. Department of the Treasury, the U.S. State Department, the United Nations Security Council, the European Union or any other relevant sanctioning authority.

If any term or provision of this arrangement letter is determined to be invalid or unenforceable, such term or provision will be deemed stricken and all other terms and provisions will remain in full force and effect.

Reporting

We will issue a written report upon completion of our audit of the Village's financial statements. Our report will be addressed to the Board of Trustees of the Village. We cannot provide assurance that an unmodified opinion will be expressed. Circumstances may arise in which it is necessary for us to modify our opinion, add an emphasis-of-matter or other-matter paragraph(s), or withdraw from the engagement.

In addition to our report on the Village's financial statements, we will also issue the following types of reports:

1. A report on the fairness of the presentation of the Village's schedule of expenditures of federal awards for the year ending December 31, 2019;
2. Reports on internal control related to the financial statements and major programs. These reports will describe the scope of testing of internal control and the results of our tests of internal control;
3. Reports on compliance with laws, regulations, and the provisions of contracts or grant agreements. We will report on any noncompliance that could have a material effect on the financial statements and any noncompliance that could have a material effect, as defined by Subpart F of Title 2 U.S. CFR Part 200, *Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards*, on each major program;
4. An accompanying schedule of findings and questioned costs; and
5. A report on the Consolidated Year-end Financial Report (CYEFR) as required by the Illinois Grant Accountability and Transparency Act (GATA). The responsibility we are to take for the material included in this report will be the same as that we assume for other supplementary information accompanying the financial statements.

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Special Report – Compliance

We will also issue a report as to whether anything came to our attention in relation to the Village's compliance with the provisions of subsection (q) of Section 11-74.4-3 of the Illinois Tax Increment financing (TIF) districts for the year ending December 31, 2019. However, it should be noted that our audit will not be directed toward obtaining knowledge of such noncompliance.

This letter constitutes the complete and exclusive statement of agreement between RSM US LLP and the Village, superseding all proposals, oral or written, and all other communications with respect to the terms of the engagement between the parties.

Electronic Signatures and Counterparts

Each party hereto agrees that any electronic signature of a party to this agreement or any electronic signature to a document contemplated hereby (including any representation letter) is intended to authenticate such writing and shall be as valid, and have the same force and effect, as a manual signature. Any such electronically signed document shall be deemed (i) to be "written" or "in writing," (ii) to have been signed and (iii) to constitute a record established and maintained in the ordinary course of business and an original written record when printed from electronic files. Each party hereto also agrees that electronic delivery of a signature to any such document (via email or otherwise) shall be as effective as manual delivery of a manual signature. For purposes hereof, "electronic signature" includes, but is not limited to, (i) a scanned copy (as a "pdf" (portable document format) or other replicating image) of a manual ink signature, (ii) an electronic copy of a traditional signature affixed to a document, (iii) a signature incorporated into a document utilizing touchscreen capabilities or (iv) a digital signature. This agreement may be executed in one or more counterparts, each of which shall be considered an original instrument, but all of which shall be considered one and the same agreement. Paper copies or "printouts," of such documents if introduced as evidence in any judicial, arbitral, mediation or administrative proceeding, will be admissible as between the parties to the same extent and under the same conditions as other original business records created and maintained in documentary form. Neither party shall contest the admissibility of true and accurate copies of electronically signed documents on the basis of the best evidence rule or as not satisfying the business records exception to the hearsay rule.

Please sign and return a copy of this letter to indicate your acknowledgment of, and agreement with, the arrangements for our audit of the financial statements, including our respective responsibilities.

RSM US LLP



Katie Barry, Senior Manager

Dr. Sandra Bury, Village President
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Confirmed on behalf of the Village of Oak Lawn, Illinois:

Dr. Sandra Bury, Village President

Date

Randy Palmer, Interim Acting Village Manager

Date

Brian Hanigan, Director of Finance and
Administrative Services

Date

DRAFT

Report on the Firm's System of Quality Control

To the Partners of RSM US LLP and the National Peer Review Committee

We have reviewed the system of quality control for the accounting and auditing practice of RSM US LLP (the firm) applicable to engagements not subject to PCAOB permanent inspection in effect for the year ended April 30, 2019. Our peer review was conducted in accordance with the Standards for Performing and Reporting on Peer Reviews established by the Peer Review Board of the American Institute of Certified Public Accountants (Standards).

A summary of the nature, objectives, scope, limitations of, and the procedures performed in a System Review as described in the Standards may be found at www.aicpa.org/prsummary. The summary also includes an explanation of how engagements identified as not performed or reported in conformity with applicable professional standards, if any, are evaluated by a peer reviewer to determine a peer review rating.

Firm's Responsibility

The firm is responsible for designing a system of quality control and complying with it to provide the firm with reasonable assurance of performing and reporting in conformity with applicable professional standards in all material respects. The firm is also responsible for evaluating actions to promptly remediate engagements deemed as not performed or reported in conformity with professional standards, when appropriate, and for remediating weaknesses in its system of quality control, if any.

Peer Reviewer's Responsibility

Our responsibility is to express an opinion on the design of the system of quality control and the firm's compliance therewith based on our review.

Required Selections and Considerations

Engagements selected for review included engagements performed under *Government Auditing Standards*, including compliance audits under the Single Audit Act; audits of employee benefit plans, audits performed under FDICIA, audits of broker-dealers and examinations of service organizations [SOC 1 and SOC 2 engagements].

As a part of our peer review, we considered reviews by regulatory entities as communicated by the firm, if applicable, in determining the nature and extent of our procedures.

Opinion

In our opinion, the system of quality control for the accounting and auditing practice of RSM US LLP applicable to engagements not subject to PCAOB permanent inspection in effect for the year ended April 30, 2019, has been suitably designed and complied with to provide the firm with reasonable assurance of performing and reporting in conformity with applicable professional standards in all material respects. Firms can receive a rating of *pass*, *pass with deficiency(ies)* or *fail*. RSM US LLP has received a peer review rating of *pass*.

BKD, LLP



December 5, 2019



VILLAGE OF OAK LAWN BOARD OF TRUSTEES MEETING AGENDA ITEM SUBMISSION SHEET

Meeting Date: April 14, 2020

Agenda Item Number: xxxxxxx

Department: Engineering

Staff contact: Jack Gallagher

Staff contact email: jgallagher@oaklawn-il.gov

Staff contact phone: 708 499 7044

SUMMARY

9628 S. Pulaski Rd., 96th & Pulaski, LLC. Applicant is seeking approval for a special use permit for a restaurant in an O office district and a parking variation. A special use permit is required because barbershops, drugstores, and restaurants are limited to 25% of the total floor area of a building in an O office district. Special use permit and parking variation petitions are presented to the Planning and Development Commission.

BACKGROUND

The applicant is looking to allow an existing restaurant to expand into a second storefront. Concerns were raised by the Planning and Development Commission regarding the condition of the parking lot and general maintenance of the property. The applicant stated that the parking lot would be striped and paved within three weeks of the July 15, 2019 meeting. Concerns were raised about this being done at the August 5, 2019 Planning and Development Commission meeting.

RECOMMENDATION:

The Planning and Development Commission met on July 15, 2019 and recommended Village Board approval of the special use permit and parking variation with a vote of 8-0. Staff recommends approval of this item.



THE VILLAGE OF
OAK LAWN

**DEPARTMENT OF COMMUNITY DEVELOPMENT
AND GROWTH MANAGEMENT
MEMORANDUM**

Divisions of: Engineering & Transportation
Planning, Building & Zoning
Property Maintenance, Health & Environmental Services

To: ZONING & PLANNING COMMISSION
From: KEVIN MCGUINNESS, PLANNER
Date: FEBRUARY 3, 2020
Subject: PET. #2020-1 – REQUEST FOR A SPECIAL USE PERMIT FOR A RESTAURANT IN AN “O” ZONING DISTRICT AT 9600 S. PULASKI RD., 96TH AND PULASKI, LLC, PETITIONER

This request is for a new restaurant in an existing building. This property is in an “O” office zoning district. Per Section 4-7-2-B of the Zoning Code restaurants are allowed in the “O” office zoning district as long as the combined total of barbershops, drugstores, and restaurants within the building not occupy more than twenty five percent (25%) of the total floor area.

The Planning and Development Commission met on July 15, 2019 and approved a special use permit for a restaurant and parking variation with a vote of 8-0 for a different restaurant, 9628 S Pulaski Rd, at the same strip mall. The Board of Trustees met on August 13, 2019 and approved the special use permit and parking variation with a vote of 6-0. The approved special use permit allowed the combined total of barbershops, drugstores, and restaurants to be 31%. The approved parking variation was 58.85%. Based the previously approved parking variation, a new parking variation is not needed.

In 1984 a special use permit was granted to the property to allow a community shopping center per Ordinance #84-19-64. The uses were not defined as to what constitutes a community shopping center and is not defined in the Village Zoning Code. The office zoning district use regulations of Section 4-7-2 are being applied for this special use permit request. The existing square footage of the entire structures on the property is 24,685. The total square footage of existing barbershops, drugstores, and restaurants on the property is 7,694 or 31% of the total. With the 1,800 square foot proposed restaurant section 4-7-2-B would not allow the restaurant as it brings the total to 38%. A special use permit is required to allow the restaurant expansion over the 25% allowed.

The Zoning and Planning Commission met on January 6, 2020 and voted to table this petition to the next meeting with a vote of 6-0.



Village of Oak Lawn
9446 South Raymond Avenue
Oak Lawn, IL 60453-2449
Phone #: 708/499-7814
FAX #: 708/499-7823

FOR OFFICE USE ONLY	
Petition # _____	Fee Paid _____
Meeting Day & Date: _____	

PETITION

- | | | | |
|--|-------------------------------------|-------------------------|--------------------------|
| PLANNING & DEVELOPMENT COMMISSION | <input type="checkbox"/> | BOARD OF APPEALS | <input type="checkbox"/> |
| Rezoning | <input type="checkbox"/> | | |
| Variation of Zoning (Use) | <input checked="" type="checkbox"/> | | |
| Variation of Ordinance | <input type="checkbox"/> | | |
| Other | <input type="checkbox"/> | | |

DESCRIPTION OF PROPERTY

Present Zoning O Requested Zoning _____

Legal Description:

PARCEL 1: LOTS 1 THROUGH 23, BOTH INCLUSIVE, AND 28 THROUGH 36, BOTH INCLUSIVE, IN BLOCK 1 IN A. G. BRIGGS AND CO'S CRAWFORD GARDENS FIRST ADDITION, BEING A SUBDIVISION OF THE NORTH 23-1/2 ACRES OF THE SOUTH 60 ACRES OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 10, TOWNSHIP 37 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.
PARCEL 2: THE EAST 1/2 OF THE VACATED NORTH AND SOUTH 20 FOOT ALLEY LYING WEST OF AND ADJOINING LOTS 1 THROUGH 23 IN PARCEL 1 AFORESAID, ALL IN COOK COUNTY, ILLINOIS.
PARCEL 3: THE WEST 1/2 OF THE VACATED NORTH AND SOUTH 20 FOOT ALLEY LYING EAST OF AND ADJOINING LOTS 28, 29, 30, 31, 32, 33, 34, 35 AND 36 IN PARCEL 1 AFORESAID, ALL IN COOK COUNTY, ILLINOIS.

Common Description of Property (Street Address or Location): 9600 S. Pulaski Rd, Oak Lawn, IL, 60453

NAME OF PETITIONER AND OWNER

Petitioner

Name: 96th & Pulaski, LLC Phone #: 773-416-2003
Address: 1205 W. Adams St, Unit #101, Chicago, IL 60607
Relationship to the Subject Property: Owner
Relationship to the Owner of Record: Owner
Petitioner is: Owner Contractor _____ Architect _____ Attorney _____ Other _____

Owner of Record

Name: 96th & Pulaski, LLC Phone #: 773-355-4780
Address: 1205 W. Adams St, Unit #101, Chicago, IL 60607

The undersigned being the Owner(s) of the subject property as identified above, hereby certifies that I/we are aware of the filing of the Petition by the Petitioner and have given the Petitioner consent to do so relative to the subject property.



What change of land use or variation of ordinance are you requesting?

We request a special use permit and parking variation to allow a barbeque themed restaurant at 9600 S. Pulaski Rd. The space was most recently occupied by Slice Factory (pizza restaurant) that closed over the summer.

What unique circumstances and hardships cause you to request the above change?

We are interested in leasing space in a center that has had a significant amount of vacancy for years.

(Additional pages or supplementary sketches or plans may be attached.)

SIGNATURE OF PETITIONER:  _____ **DATE:** 12/23/2019



Village of Oak Lawn
9446 South Raymond Avenue
Oak Lawn, IL 60453-2449
Phone #: 708/499-7814
FAX #: 708/499-7823

**FINDINGS OF FACT - JUSTIFICATION
FOR THE GRANTING OF A VARIATION**

PETITIONER:

(Name & Address)

96th & Pulaski, LLC
1205 W. Adams St, Unit #101
Chicago, IL 60607

COMMON ADDRESS OF PROPERTY THAT IS SUBJECT TO YOUR VARIATION REQUEST:

9600 S. Pulaski Rd, Oak Lawn, IL 60453

VARIATION(S) BEING REQUESTED: Special use permit to allow for a barbeque themed restaurant and related parking variation (space was recently a pizza restaurant that closed over the summer).

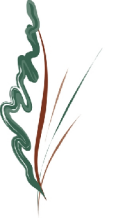
PURSUANT TO STATE STATUTE AND THE OAK LAWN VILLAGE CODE, CERTAIN FINDINGS OF FACT MUST BE MADE BEFORE A VARIATION CAN BE GRANTED. IN THAT REGARD, PLEASE PROVIDE A DETAILED RESPONSE TO EACH OF THE FOLLOWING QUESTIONS:

- 1.) What practical difficulties or particular hardship prevents you from fully complying with all applicable requirements of the Village Code without the variation(s)? The current zoning does not allow a restaurant use in the space. Also, space is not desirable to office or medical users as it is older and has a vacancy issue. It's highest and best use is as a restaurant as it was from 2009-2019.
- 2.) Why can the property not yield a reasonable return without the requested variation(s)? Unless a restaurant is allowed to open for business, the space will remain vacant for the foreseeable future. We have not received interest in the space from any office tenants. It's highest, best and most recent use was a restaurant.
- 3.) What unique circumstances, not caused by your own actions, make the requested variation(s) necessary? New construction retail space being built in the area has made the subject property less desirable. It's highest and best use is as a restaurant as it was from 2009-2019.
- 4.) Why will the requested variation(s), if granted, not alter the essential character of the surrounding neighborhood? The space was formerly used by a pizza restaurant for approximately 10 years. It will not alter the character of the building.

THIS COMPLETED FORM MUST BE SUBMITTED WITH YOUR VARIATION PETITION.

Signature of Petitioner:  _____

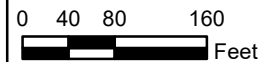
Date: 11/6/2019



THE VILLAGE OF OAK LAWN

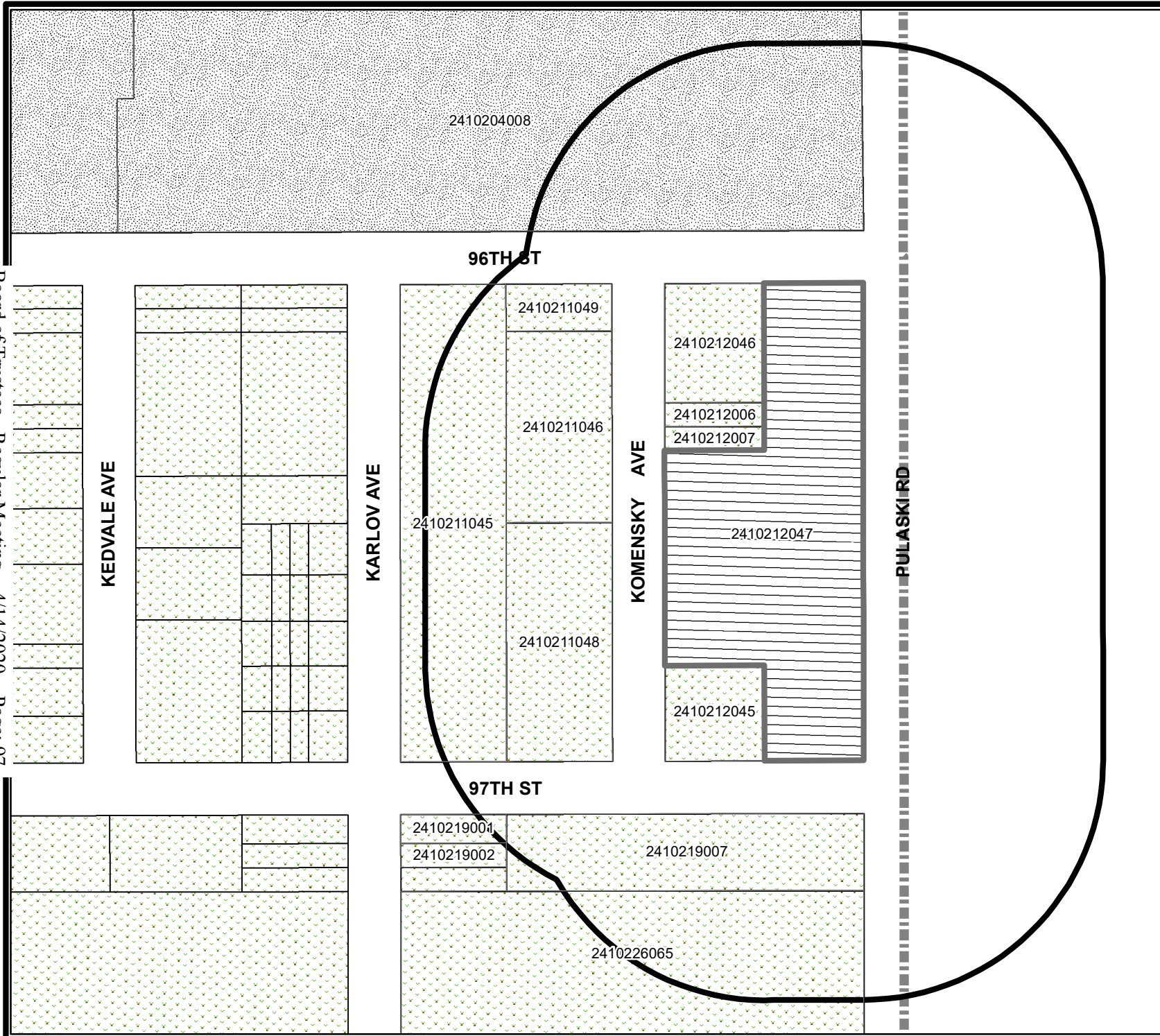
Special Use Permit & Parking Variation 9628 S. Pulaski Rd.

- Parcels
- 300' Buffer
- Subject Property
- Zoning**
- C-1, General Business
- C-2, General Service Bus.
- C-3, Regional Shopping
- M-1, Restricted Manuf.
- O, Office
- PK, Parking
- PL, Public Lands
- PUDR-1
- PUDR-2/R-3
- R-1, Single-Family
- R-2, Two-Family
- R-3, Multi-Family
- R-4, Townhome
- Oak Lawn Boundary



1 inch = 167 feet

The requested map will be created for study purposes only. Please refer to the official recorded plats or deeds for the actual legal descriptions and property dimensions. No liability is assumed for the accuracy of the data delineated herein, either expressed or implied by the Village of Oak Lawn or its employees. This work is protected by the United States copyright Act of 1976 (17 U.S.C. Sec 101 et seq). You are not permitted to use and/or reproduce any part of a copyrighted work of the Village of Oak Lawn in violation of Federal Copyright Law. Doing so may result in prosecution under such law. If you wish to use property in which the Village of Oak Lawn owns a copyright, you must obtain written permission through the Department of Community Development and Growth Department in the Village of Oak Lawn, located at 9446 S. Raymond Avenue, Oak Lawn, Illinois 60453.



PIN	Taxpayer Address	Taxpayer City, State	Taxpayer ZIP
24102110491001-1007	872 67TH STREET	DARIEN IL	60561
24102120461008	9609 S KOMENSKY AV 203	OAK LAWN IL	60453
24102120450000	3 LINCOLN CENTER FL4	OAKBROOK TER IL	60181
24102120461007	9605 S KOMENSKY #202	OAK LAWN IL	60453
24102110451001-1044	13301 S RIDGELAND AVE	PALOS HEIGHTS IL	60463
24102190071001-1020	7730 OAK PARK AVE	TINLEY PARK IL	60477
24102110461001-1024	9620 S KOMENSKY AVE	OAK LAWN IL	60453
24102110481001-1020	8051 186TH ST STE B	TINLEY PARK IL	60487
24102120461001	9601 S KOMENSKY AVE	OAK LAWN IL	60453
24102120461004	8449 S PAULINA ST	CHICAGO IL	60620
24102040080000	225 W HUBBARD ST #501	CHICAGO IL	60654
24102120060000	9611 S KOMENSKY	OAK LAWN IL	60453
24102120070000	9611 S KOMENSKY	OAK LAWN IL	60453
24102120461006	9605 S KOMENSKY	OAK LAWN IL	60453
24102120461009	9609 S KOMENSKY 204	OAK LAWN IL	60453
24102120461003	9605 S KOMENSKY AVE #102	OAK LAWN IL	60453
24102120461002	9605 S KOMENSKY AV #101	OAK LAWN IL	60453
24102120461005	6918 WABASH CIR	DALLAS TX	75214
24102260651001-1190	9745 S KARLOV #601	OAK LAWN IL	60454
24102190010000	6635 WILLOW SPRINGS RD	COUNTRYSIDE IL	60525
24102190020000	6635 WILLOW SPRINGS RD	COUNTRYSIDE IL	60525

THE VILLAGE OF OAK LAWN
Cook County, Illinois

ORDINANCE
NO. _____

**AN ORDINANCE GRANTING A SPECIAL USE PERMIT FOR A
RESTAURANT AT 9600 SOUTH PULASKI ROAD
(96TH AND PULASKI, LLC, PETITIONER)**

SANDRA BURY, President
JANE QUINLAN, Village Clerk

TIM DESMOND
ALEX G. OLEJNICZAK
PAUL MALLO
TERRY VORDERER
WILLIAM R. STALKER
THOMAS E. PHELAN
Board of Trustees

Published in pamphlet form by authority of the President and Board of Trustees of the Village of Oak Lawn
Law Offices of Peterson, Johnson, & Murray Chicago, LLC, Village Attorneys
200 W. Adams, Ste. 2125, Chicago, IL 60606

VILLAGE OF OAK LAWN
Cook County, Illinois

ORDINANCE NO. _____

**AN ORDINANCE GRANTING A SPECIAL USE PERMIT FOR A
RESTAURANT AT 9600 SOUTH PULASKI ROAD
(96TH AND PULASKI, LLC, PETITIONER)**

WHEREAS, Section 6(a) of Article VII of the 1970 Constitution of the State of Illinois provides that any municipality which has a population of more than 25,000 is a home rule unit, and the Village of Oak Lawn, Cook County, Illinois, with a population in excess of 25,000 is, therefore, a home rule unit and, pursuant to the provisions of said Section 6(a) of Article VII, may exercise any power and perform any function pertaining to its government and affairs, including, but not limited to, the power to tax and to incur debt; and

WHEREAS, on February 3, 2020, the Zoning & Planning Commission conducted a public hearing on Petition #2020-01, relative to a request submitted by 96th and Pulaski, LLC (“Petitioner”), for a Special Use Permit to allow a restaurant in the O (office) zoning district at 9600 S. Pulaski, Oak Lawn, Illinois (“Subject Property”); and

WHEREAS, pursuant to Section 4-7-2-B of the Oak Lawn Zoning Ordinance, restaurants are allowed in the O (office) zoning district as long as a combined total square footage of barbershops, drugstores, and restaurants within the building do not occupy more than twenty-five percent (25%) of the total floor area; and

WHEREAS, the existing square footage of the building where the Subject Property is located is 24,685 square feet with 7,694 square feet or 31% of the total square footage containing barbershops, drugstores, and restaurants; and

WHEREAS, the proposed restaurant is 1,800 square feet which would increase total floor area devoted to barbershops, drugstores, and restaurants to 38%; and

WHEREAS, after hearing testimony on the Petition, the Zoning & Planning Commission found that the Petition met the requisite standards enumerated in the Village Code for granting a Special Use Permit and adopted the written factual justifications submitted by the Petitioner; and

WHEREAS, the Zoning & Planning Commission voted 6-0 to recommend to the Village President and Board of Trustees for approval of said Special Use Permit; and

WHEREAS, it has been determined by the President and Board of Trustees of the Village of Oak Lawn that it is in the best interest of the Village and its residents to adopt the findings and recommendations of the Zoning & Planning Commission and to approve said Special Use Permit; and

NOW, THEREFORE, BE IT ORDAINED BY THE VILLAGE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF OAK LAWN, COOK COUNTY, ILLINOIS, IN THE EXERCISE OF ITS HOME RULE POWERS, AS FOLLOWS:

SECTION 1: The foregoing recitals shall be and are hereby incorporated as findings of fact as if said recitals were fully set forth herein.

SECTION 2: That a Special Use Permit as set forth herein below shall be applicable to the following described property:

(See Legal Description attached hereto as Exhibit 1)

(Commonly known as 9600 S. Pulaski, Oak Lawn, Illinois)

(Hereinafter referred to as the "Subject Property")

SECTION 3: That a Special Use permit is hereby granted to the Petitioner of the Subject Property to allow for the operation of a restaurant in the O (office) zoning district at 9600 S. Pulaski Road, Oak Lawn, Illinois.

SECTION 4: Any policy, resolution or ordinance of the Village that conflicts with the provisions of this Ordinance shall be and is hereby repealed to the extent of such conflict.

SECTION 5: This Ordinance shall be in full force and effect from and after its passage and approval in the manner provided by law.

PASSED THIS 14th day of April, 2020.

AYES:

NAYS:

ABSENT:

APPROVED THIS 14th day of April, 2020.

VILLAGE PRESIDENT

ATTEST:

VILLAGE CLERK

STATE OF ILLINOIS)
)
COUNTY OF COOK) SS.

CERTIFICATE

I, JANE QUINLAN, Village Clerk of the Village of Oak Lawn, County of Cook and State of Illinois, DO HEREBY CERTIFY that the foregoing is a true and correct copy of Ordinance No. _____, “AN ORDINANCE GRATING A SPECIAL USE PERMIT FOR A RESTAURANT AT 9600 SOUTH PULASKI ROAD (96TH AND PULASKI, PETITIONER) which was adopted by the President and Board of Trustees of the Village of Oak Lawn on this 14th day of April, 2020.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the corporate seal of the Village of Oak Lawn this 14th day of April, 2020.

JANE QUINLAN, VILLAGE CLERK



Village of Oak Lawn
9446 South Raymond Avenue
Oak Lawn, IL 60453-2449
Phone #: 708/499-7814
FAX #: 708/499-7823

FOR OFFICE USE ONLY
Petition # _____ Fee Paid _____
Meeting Day & Date: _____

PETITION

- PLANNING & DEVELOPMENT COMMISSION [] BOARD OF APPEALS []
Rezoning []
Variation of Zoning (Use) [x]
Variation of Ordinance []
Other []

DESCRIPTION OF PROPERTY

Present Zoning [O] Requested Zoning _____

Legal Description:

PARCEL 1: LOTS 1 THROUGH 23, BOTH INCLUSIVE, AND 28 THROUGH 36, BOTH INCLUSIVE, IN BLOCK 1 IN A. G. BRIGGS AND CO'S CRAWFORD GARDENS FIRST ADDITION, BEING A SUBDIVISION OF THE NORTH 23-1/2 ACRES OF THE SOUTH 60 ACRES OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 10, TOWNSHIP 37 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.
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Common Description of Property (Street Address or Location): 9600 S. Pulaski Rd, Oak Lawn, IL, 60453

NAME OF PETITIONER AND OWNER

Petitioner

Name: 96th & Pulaski, LLC Phone #: 773-416-2003
Address: 1205 W. Adams St, Unit #101, Chicago, IL 60607
Relationship to the Subject Property: Owner
Relationship to the Owner of Record: Owner
Petitioner is: Owner [x] Contractor [] Architect [] Attorney [] Other []

Owner of Record

Name: 96th & Pulaski, LLC Phone #: 773-355-4780
Address: 1205 W. Adams St, Unit #101, Chicago, IL 60607

The undersigned being the Owner(s) of the subject property as identified above, hereby certifies that I/we are aware of the filing of the Petition by the Petitioner and have given the Petitioner consent to do so relative to the subject property.

[Handwritten Signature]

What change of land use or variation of ordinance are you requesting?

We request a special use permit and parking variation to allow a barbeque themed restaurant at 9600 S. Pulaski Rd. The space was most recently occupied by Slice Factory (pizza restaurant) that closed over the summer.

What unique circumstances and hardships cause you to request the above change?

We are interested in leasing space in a center that has had a significant amount of vacancy for years.

(Additional pages or supplementary sketches or plans may be attached.)

SIGNATURE OF PETITIONER: [Handwritten Signature] DATE: 12/23/2019

(It is understood that only those points specifically mentioned are affected by action of this appeal.)